

Applicant Submission



460 - 5119 Elbow Drive SW
Calgary, Alberta T2V 1H2

P 403 201 5305
F 403 201 5344

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On behalf of Stone West Homes, CivicWorks is proposing to redesignate the parcel located at 2404 22 ST NW from Residential - Grade-Oriented Infill (R-CG) to Direct Control (DC). This submission serves to reinforce the original intent of City of Calgary initiated rezoning to R-CG in 2017 and aligns with a Development Permit for a Rowhouse Building approved in 2019.

City Initiated Land Use Redesignations

In 2016, Council directed Administration to proceed with City-initiated redesignations in Banff Trail to implement portions of the recently revised Banff Trail Area Redevelopment Plan (ARP). The intent was to align with the goals of the Municipal Development Plan by allowing for strategic intensification, more efficient use of serviced land and increasing housing choices within inner city neighbourhoods. As such, City staff initiated an application to redesignate all properties identified in the Banff Trail ARP as 'Low Density Rowhouse' to Residential - Grade-Oriented Infill (R-CG). Approved in 2017, the new R-CG designation allowed for Rowhouses in addition to uses and development already allowable on R-C1 and R-C2 properties.

City-led Engagement

In addition to standard circulation to all affected and adjacent land owners, City Administration hosted two public information sessions in February of 2017. Over 100 citizens attended each session. These sessions were intended to provide Banff Trail and Capitol Hill residents with additional opportunities to learn about the recently revised ARPs, the proposed R-CG district and provide feedback on the comprehensive redesignation application.

Approved Development Permit

A Development Permit (DP2018-5224) for a Rowhouse Building with Secondary Suites was submitted by FAAS Architecture in 2018. Following Administrative review, the DP was approved in 2019. Subsequent to the approval, an appeal was filed with the Subdivision Appeal Board (SDAB). A written decision by SDAB to uphold the DP approval with conditions was rendered.

Applicant-led Engagement

In addition to standard circulation to all affected and adjacent land owners, a series of meetings and digital correspondence was undertaken between FAAS Architecture, Stone West Homes, and the neighbours directly north to review architectural plans and discuss any concerns with the proposed development. A series of changes were undertaken to ease neighbour concerns regarding privacy.

Direct Control Land Use Update

The project team's intent to construct the approved Development Permit remains unchanged. The proposed Direct Control Land Use redesignation seeks only to reinforce existing Council approvals and Development Authority Development Permit approvals in order to move forward with the development of a Rowhouse Building with Secondary Suites. The Direct Control Land Use proposes to set a minimum density as a regulating clause and by restricting the development of lower density (single-detached and semi-detached) building forms that are incompatible with the approved Rowhouse Building Development Permit.