

Applicant Submission

5815 & 5819 ELBOW DRIVE SW LAND USE AMENDMENT

APPLICANT'S SUBMISSION

AigleCrest Capital Inc. (AigleCrest), owners of 5815 & 5819 Elbow Drive, are proposing a Land Use Amendment with the intent of creating seven (7) single detached / semi-detached homes on one 0.51 hectare (1.27 acre) consolidated parcel as a bare land condominium development.

5815 & 5819 Elbow Drive are currently designated R-C1L and DC95Z61 respectively allowing a total of five (5) units. The proposed M-CGd30 for a comprehensive development and will allow for a maximum of 15 units on the parcel.

The property has been derelict for a number of years with two old houses subject to trespassing and undesirable activities. AigleCrest has recently demolished the houses in preparation for redevelopment.

The subject site does not fall under a specific Local Area Plan and therefore defaults to policy guidance provided in the overarching Municipal Development Plan (MDP) and Calgary Transportation Plan (CTP) documents. In keeping with the direction of the MDP and CTP, the redevelopment will include sensitive intensification of the parcels which is respectful of the existing context.

Concurrent with the redevelopment of the parcel, AigleCrest is required to upgrade the existing 58 Avenue / Elbow Drive intersection to ensure a safe access to the redeveloped site. The intersection will ensure pedestrian accessibility in addition to vehicular safety and will therefore enhance pedestrian connections to amenities such as Meadowview Park, Chinook Centre and Chinook LRT Station.

The Land Use Amendment will be followed by Bare Land Condominium Subdivision and associated building and engineering approvals. AigleCrest is projecting to commence construction in Q1 / Q2 of 2023.

As part of the Community Outreach, the AigleCrest team reached out to the neighbours including Community Associations of Windsor Park, Mayfair Bel-Aire, Meadowlark Park, the Calgary Golf & Country Club and area Councillor Kourtney Penner to inform and engage. A summary of the Community Outreach is attached.

Overall, proposed redevelopment of the site will:

- help cleanup existing undesirable activity and trespassing on the site
- add value to the neighbourhood through the construction of high-quality homes
- upgrade 58 AV / Elbow DR to a safe and accessible intersection
- be in keeping with the City's objectives of sensitive intensification of established areas and will add a sustainable tax base to the City's assets

- help achieve AigleCrest Homes objectives

It will create a WIN-WIN-WIN for the Community, the City and AigleCrest. We respectfully request the City's support for the proposal.