

Applicant Submission



Applicant's Submission - 1201 Na'a DR SW | Plan 161 2946, Block 3, Lot 5

Background:

On behalf of Trinity Hills Calgary GP Ltd., we are seeking approval to redesignate 2.58 ha (6.37 ac) of land in the community of Medicine Hill from R-2M (Residential - Low Density Multiple Dwelling District) to M-Gd50 (Multi-Residential – at Grade Housing District) to accommodate future townhouse development. Initiated by a land purchaser and their consultant Casola Koppe Architects, the land redesignation application has been assumed by B&A on behalf of the landowner after the purchaser stepped away from the land deal.

The subject parcel, initially envisioned by the area developer for townhomes, is situated between a mixed-use development to the north and Municipal Reserve open space to the south. The site slopes downwards significantly from south to north, fronts onto Na'a Dr. SW with mutual private road access over Na'a Pz. SW.

Land Use Redesignation Application

The current R-2M designation allows for 50 units per hectare (UPHa) for rowhouses (fee simple ownership) and townhouses (condominium ownership) facing a public road but only 38 UPHA when facing a private road. Fee simple ownership requires that the units face a public road whereas condominium ownership allows units to face a private road. As this site was always envisioned for townhomes on a private road, a concept plan was provided to City Administration illustrating how townhouse development with density of up to 50 UPHA, could be achieved. As such the proposal includes a density modifier of 50 UPHA to match the maximum density currently afforded to rowhouses.

Redesignation to M-Gd50 district will allow for grade oriented residential buildings with a maximum height of 13m, greater than the current R-2M height of 11m. This additional height will allow for flexibility in building design given the grades on site.

Policy Alignment

The subject parcel is within the Canada Olympic Park & Adjacent Lands Area Structure Plan boundary where the Land Use Concept map identifies the site as Commercial District where residential development up to three stories in height is allowed. The proposed site concept includes ground-oriented housing adjacent to sites with higher density apartments/mixed-use facilitating neighbourhood housing diversity and ownership options in compliance with Municipal Development Plan directives.

We seek the positive recommendation of the City Administration, Calgary Planning Commission, and respectfully request City Council's approval for this land use redesignation application.