

Applicant Submission

2023 September 14

Proposed Land Use Change Applicant Summary

Project Location: 612R Varsity Estates PL NW

Existing Land Use: Special Purpose - Recreation (S-R) District

Proposed Land Use: Residential - Contextual One Dwelling (R-C1) District

APPLICATION SUMMARY

On behalf of Kenneth Steinsvik, CivicWorks has made a Land Use Redesignation (rezoning) application to transition a portion of the property located at 612R Varsity Estates PL NW from the existing Special Purpose - Recreation (S-R) District to the Residential - Contextual One Dwelling (R-C1) District. The subject remnant lands are the result of legal fabric changes associated with completed interchange construction and portions have been previously sold and consolidated with other residential properties in the area (eg. 610 Varsity Estates PL NW). A City of Calgary Pre-Application Assessment (PE2022-01410) has been completed to assess the proposed approach with no key challenges identified.

The proposed land use change and development vision are aligned with an existing License of Occupation between Kenneth Steinsvik and The City of Calgary, and in-progress negotiations with The City of Calgary's Real Estate & Development Services department to acquire a portion of the lands generally described as at 612R Varsity Estates PL NW and consolidate them with Mr. Steinsvik's property (614 Varsity Estates PL NW). Real Estate & Development Services provided a letter on May 24, 2023 (provided under separate cover) confirming the terms of sale and extents of the currently City owned lands to be sold at 612R Varsity Estates PL NW to allow for the stewardship of the land as private recreational space.

The proposed Land Use Redesignation is aligned with the South Shaganappi Communities Area Plan (2011), which designates the project site as "Established Residential".

APPLICANT-LED OUTREACH

CivicWorks and Kenneth Steinsvik are committed to being good neighbours and working with community groups throughout the application process. The landowner, Kenneth Steinsvik, has discussed the proposal with community members and the Varsity Community Association who see no issues with the land sale and proposed land use redesignation. As part of our process, we contacted the local area Ward Councillor's Office and Varsity Community Association at the outset of the application process, neither of whom had any comments or objections to the proposal. Additional elements of our outreach process also include a dedicated phone line and email Inbox – two separate ways for citizens to connect with the project team to ask questions and provide feedback. As our outreach process draws to a close and we approach key decision points in the application process, an *Applicant-led Outreach Summary* will be shared with interested parties and The City. The *Applicant-led Outreach Summary* highlights the outreach strategies used throughout the application process, what we heard, and how we responded.

CITY OF CALGARY NOTICE & OUTREACH REQUIREMENTS

In addition to the Applicant-led outreach process, all land use change and development applications are subject to standard City of Calgary notice and outreach requirements:

1. City of Calgary notice letters are sent to directly affected adjacent property owners, with key application information and contact details for the City of Calgary File Manager and the Applicant.
2. Application materials submitted to the City of Calgary are circulated to the local Community Association and Ward Councillor's Office for review and comment.

3. Standard large-format City of Calgary application notice signage is posted on site by the Applicant, with key application information and contact details for the City of Calgary File Manager and the Applicant.

CONCLUSION

The proposed land use change and land sale will enable the continued stewardship of the remnant lands from the interchange construction as private recreational greenspace. For the reasons outlined above, we respectfully request your support for this application.

Should you have any questions, comments, or concerns, please contact us at 587.747.0317 or engage@civicworks.ca, referencing 612R - 614 Varsity Estates PL NW.