

Applicant Submission

Company Name (if applicable):

B&A

LOC Number (office use only):

2023-0124

Applicant's Name:

Jeff Hanson

Date:

August 14, 2023

The Rangeview Neighbourhood is located in north Calgary within the Rangeview Structure Plan (ASP). The Land Use/Outline Plan was approved in December 2019 through LOC2018-0088 with the subject parcels approved as R-1N, with R-G parcels approved elsewhere in the plan area.

Based on changing market conditions and requests from builders, the landowner would like to amend the outline plan to change the identified R-1N parcels to match the existing R-G parcels in the plan. Initially, the developer intended for these R-1N parcels to function as higher end single detached homes at a higher price point, however the market indicated that the area was becoming much more popular to first time home buyers. As a result, the applicant wishes to amend the land use to R-G to respond to the needs of new Calgarians and would-be home buyers in the area and improve affordability by providing a greater diversity of housing options available within the R-G district that would not be available, or more difficult to attain, through the R-1N district.

While the intention is still to develop primarily single detached dwellings, there is greater flexibility in the lot sizes and ability for home owners to one day redevelop to another housing type (ie: duplex/row houses) without requiring a land use amendment. The primary difference for initial home owners of these properties is the ability to develop secondary or backyard suites. These suites are permitted within the R-G district, but are a discretionary use in R-1N. As the potential home buyers in this area may be new Calgarians and/or first-time homeowners, the applicant wishes to provide them the greatest opportunity to secure a passive income (through rental of a secondary suite) with minimal hurdles.

This amendment contributes to increasing housing diversity and affordability in the Rangeview community. The possibility for additional density through secondary suites allows the community to continue to grow without affecting the built form well after the community is established. The additional density will support and contribute to the viability of community retail, future LRT, and other local amenities.

We are seeking the support of Administration, Calgary Planning Commission and City Council for the revision to these lands.

