

Applicant Submission



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November 17, 2023

Planning and Development Office
City of Calgary Municipal Building
800 Macleod Trail SE
Calgary, AB, T2P 2M5

RE: Applicant Submission – Land Use Redesignation for 2304 Juniper Road NW

QuantumPlace has been engaged by Mr. Jack Doborski to submit a Land Use Redesignation application for 2304 Juniper Road NW to accommodate a future subdivision that would enable two single detached homes. This redesignation from R-C1 (Residential-Contextual One Dwelling) district to R-C2 (Residential-Contextual One/Two Dwelling) district will allow the subdivision of the 22.86 metre (75') wide lot to two 11.43-meter (37.5') wide lots to accommodate construction of a single detached dwelling on each parcel.

Context

The site is located in the neighbourhood of Hounsfeld Heights / Briar Hill and is situated among low-density residential development. It is within 250 meters of Crowchild Trail NW, which is part of Calgary's Primary Transit Network. The site is northwest of Grasshopper Hill Park and is near a variety of restaurants, retail, and other commercial uses. The adjacent properties surrounding the subject site are all designated as R-C1.

Policy Alignment

This redesignation from RC-1 to RC-2 would enable the development of two single detached dwellings with or without secondary suites and aligns with the intentions of the "Low Density Residential, Conservation and Infill" policy area stated in the Hounsfeld Heights / Briar Hill Area Redevelopment Plan (ARP). It maintains community stability and protects the neighborhood's existing character. This application is also in alignment with the draft Riley Communities Local Area Plan.

Per the Land Use Bylaw, the lot width will comply with the R-C2 7.5-meter minimum parcel width. It is important to note that the R-C1 and R-C2 land use districts have the exact same lot coverage, the same setbacks (front, rear and side), and produce the same massing that would ensure street consistency.

Engagement

QuantumPlace will reach out the Community Association. Postcards outlining the application will be distributed to properties in proximity to the subject parcel. The postcards will detail the intentions of the application and provide a QR code that links to the website and provide feedback on the application. A sign will be displayed on site for the duration of the application. The sign will present information on the application, direct inquiries to the project website and describe the change in land use. The website will also be updated to provide current project information. Feedback will be collected and summarized in a “What We Heard” report which will be finalized and shared with The City of Calgary.

Conclusion

The City is looking to expand the range of housing choice in a fashion that suits the context of the community. The landowner’s intention to develop single detached dwellings aligns with the context of the surrounding neighbourhood in a form and massing that supports the existing policy in alignment with the current planning framework.