

# Applicant Submission



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

## **RE: Applicant Submission – Land Use Redesignation for 2221 23 Avenue NW**

QuantumPlace has been engaged by Vivek Cheba to submit a Land Use Redesignation application for 2221 23 Avenue NW to allow the future development of four units on the property, each with its own secondary suite.

Currently, the restrictive covenant 1358GL currently on title dictates that only one single or semi-detached dwelling and a private garage may be erected on one lot. The intent of this application is to realize the policy direction laid out in the Banff Trail Area Redevelopment Plan (ARP), which welcomes modest increase in density with a greater variety of housing types while maintaining scale with existing developments on this site. Therefore, this application will change the current designation from Residential – Grade-Oriented Infill (R-CG) to a DC district with an R-CG base district to allow the development form of townhomes. The DC's language will specify higher intensity development, thus better aligning with the ARP.

### **Context**

The site is in the neighbourhood of Banff Trail and is situated among low-density residential development. It is within 350 meters of Banff Trail Station which is part of Calgary's Primary Transit Network. The site is northwest of Branton Junior High School and is near a variety of restaurants, retail, and other commercial uses. The adjacent properties surrounding the subject site are:

- A parcel designated as DC 106D2021 (base district of R-CG) to accommodate a future rowhouse development to the north;
- Low-density residential development consisting of one and two dwelling parcels designated as R-C2 district to the south and west; and
- The Branton Junior High School designated as S-SPR to the east.

### **Policy Alignment**

The intent of the R-CG district is to enable more housing choice in Calgary. This redesignation to DC (with a base district of R-CG) will accommodate the development of housing options that are

consistent with the ARP policy with direct ground-level access. The ARP encourages at-grade residential units that provide street access and proportions that reflect pedestrian scale while stimulating interest at the street level. The ARP encourages at-grade residential units that provide street access and proportions that reflect pedestrian scale while stimulating interest at the street level. In the ARP, the site's land use policy area at 2221 23 Avenue NW is Low Density Rowhouse. The Low Density Rowhouse area specifies grade-oriented development with a variety of housing types including rowhouse development. Per the Land Use Bylaw, rowhouse buildings may contain secondary suites – meaning the intent to develop four rowhouse units each with a secondary suite is in alignment with ARP policy.

### **Engagement**

At submission, QuantumPlace will reach out to the Banff Trail Community Association and Ward Councillor with the intention of requesting a meeting to discuss this Land Use Redesignation. A sign will be displayed on site for the duration of the application. The signage will present information on the application and depict the change in land use. In addition, 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 an online engagement platform, where participants can visit the project's webpage and provide feedback on the application. 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**

This redesignation supports the Banff Trail ARP's intention of creating Low Density Rowhouse development on the parcel while maintaining scale with the existing neighborhood. It also supports the district's intention to create higher grade-oriented housing with access to transit in Inner City communities. This application aligns with key policies and contradicts the limiting restrictive covenant that exists on the site. The proposed DC district will result in a housing development that aligns with The City's intentions for residential development. Given The City's goal of increasing access to a variety of residential forms, and amid a citywide housing shortage, this application is an essential response to the need for missing middle housing typologies in Calgary.

