



LOC2023-0331

LAND USE RE-DESIGNATION (H-GO)

LEGAL ADDRESS: Lot 20, Block 4, Plan 2846GW

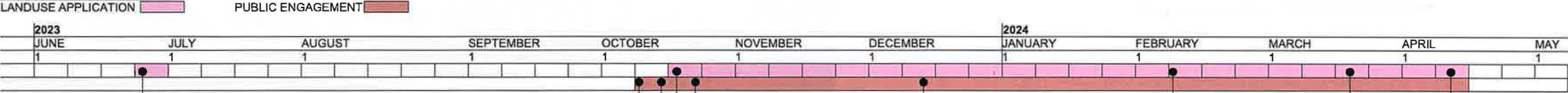
MUNICIPAL ADDRESS: 3432 Cascade Road NW

CITY OF CALGARY
RECEIVED
 IN COUNCIL CHAMBER
 APR 09 2024
 ITEM: 7.2.13 CPC2024-0143
DISTRIB-PRESENTATION 2
 CITY CLERK'S DEPARTMENT

OUTREACH METHOD

OUR OUTREACH METHOD INTENDED TO BE TRANSPARENT AND SHARE INFORMATION ON THE PROPOSED DEVELOPMENT VISION AND PROVIDE COMMUNICATION CHANNELS FOR STAKEHOLDERS TO SHARE THEIR THOUGHTS THROUGHOUT THE PROCEDURE. OUR TEAM APPRECIATES ALL THOSE WHO PARTICIPATED IN OUR OUTREACH PROCESS AND PROVIDED THEIR FEEDBACKS, SO WE CAN CONTINUE TO EVALUATE AND REFINE THE APPLICATION.

GENERAL PROJECT TIMELINE



PRE-APPLICATION (PE2023-01134)

HELLO NEIGHBOR SIGN

CONTINUE COMMUNICATION WITH BANFF TRAIL COMMUNITY ASSOCIATION A PRELIMINARY SITEPLAN SENT AND REVIEWED BY CA

CALGARY PLANNING COMMISSIONER MEETING CONSENT AGENDA

PUBLIC HEARING MEETING



Dear Neighbors,

We are processing a land-use change at:

34332 Cascade Road NW, Calgary, Alberta T2C 1G9

The proposed land-use change would consider the applicant's request for a change from the current zoning to a more appropriate zoning for residential use. This land-use change is being processed in accordance with the provisions of the City of Calgary's Land Use Bylaw. The change to the zoning is being processed in accordance with the provisions of the City of Calgary's Land Use Bylaw. The change to the zoning is being processed in accordance with the provisions of the City of Calgary's Land Use Bylaw.

To understand the proposed development vision, the development will enable a residential development with 7 large detached units and 7 accessory units, 7 parking stalls, and 7 secure rubble storage units, accessed from the side and rear lanes.

The proposed use is well-sited to the site, given its strategic location, surrounding context and lot characteristics. This is specifically intended to introduce a more diverse range of development options in priority high-corridor areas in Banff Trail, specifically along higher-order streets, near Activity Centres, Mass Transit and Primary Transit Services.

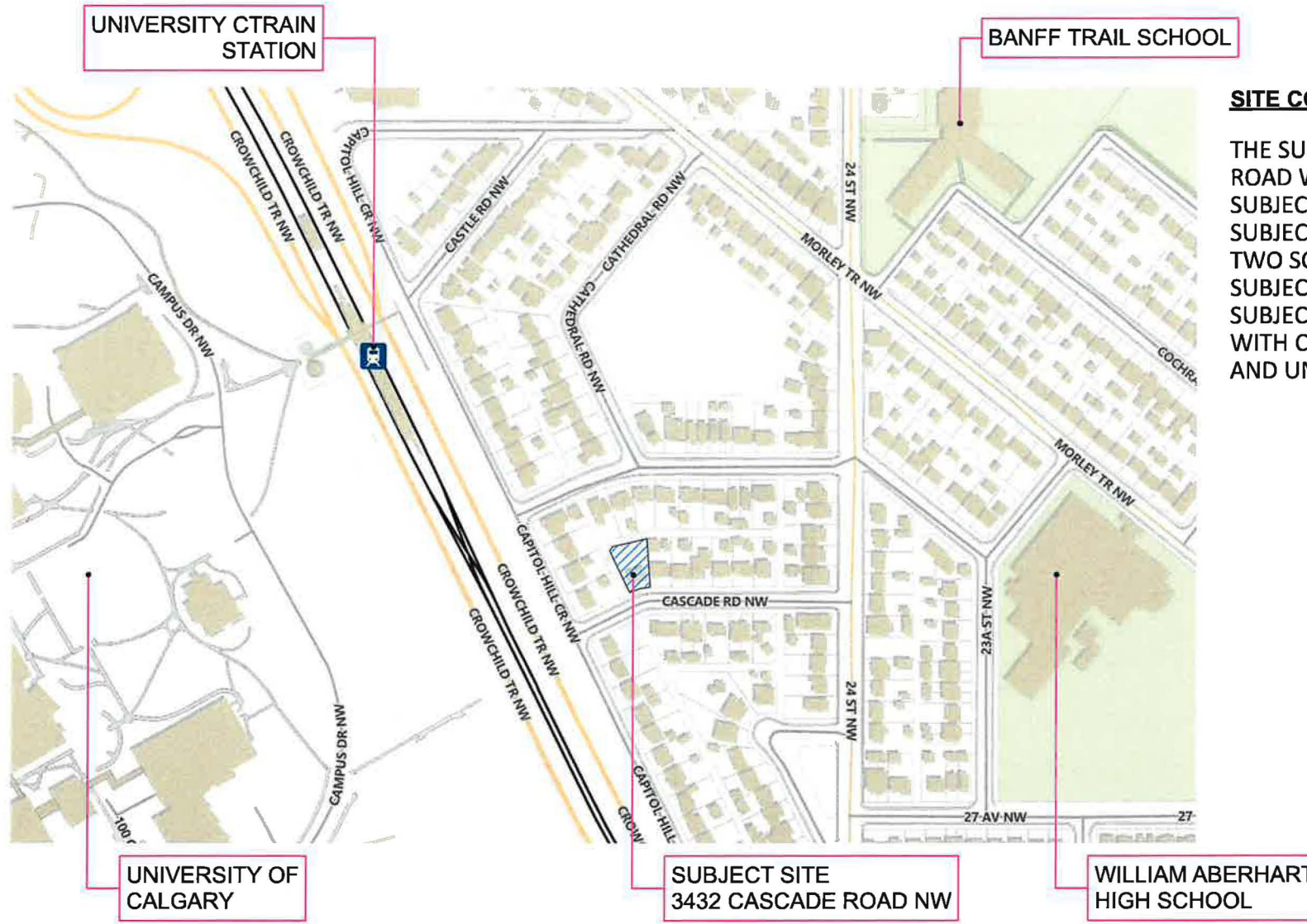
Please feel free to contact us if you have any questions, comments or concerns.

E: development@cityofcalgary.ca
T: 403.243.5177

1st EMAIL SENT TO BANFF TRAIL COMMUNITY ASSOCIATION
 EMAIL SENT TO WARD 7 OFFICE
 LOC2023-0331 FORMAL APPLICATION SUBMISSION
 30 LETTERS HAND DELIVERED AROUND THE NEIGHBORHOOD

BANFF TRAIL LAND USE REDESIGNATION 3432 CASCADE ROAD NW





SITE CONTEXT

THE SUBJECT SITE LOCATED MID-BLOCK ON CASCADE ROAD WITH A TOTAL AREA OF 766.25M2. NORTH OF SUBJECT SITE ARE MAINLY RC2 AND A PARK, WEST OF SUBJECT SITE ALONG 24 STREET ARE MAINLY RCG WITH TWO SCHOOLS WITHIN WALKING DISTANCE. SOUTH OF SUBJECT SITE ARE MIXTURE OF RC2 AND RCG. WEST OF SUBJECT SITE ARE MIXTURE OF HGO AND RC2. ALONG WITH CROWCHILD TRAIL, UNIVERSITY TRAIN STATION AND UNIVERSITY OF CALGARY.





PRELIMINARY SITEPLAN

THE SUBJECT SITE LOCATED MID-BLOCK ON CASCADE ROAD WITH A TOTAL AREA OF 766.25M2. LANE AT NORTH AND WEST OF PROPERTY. THE SITE PROPOSES 7 UNITS WITH 7 BASEMENT SUITES, 7 PARKING STALL AND ALL REQUIRED LOCKERS AT REAR LANE (NORTH).

PRELIMINARY SITE PLAN
NOTE: BUILDING FORM SUBJECT TO CHANGE



THANK YOU FOR YOUR TIME.

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