

# Applicant Submission

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## Applicant Submission

On behalf of Utopia Luxury Homes, O2 is proposing to redesignate the parcel located at 2511 3 Avenue NW from Residential Contextual One/Two Dwelling (R-C2) to Residential-Grade Oriented Infill (R-CG). The site takes advantage of a corner lot adjacent to a multi-use pathway to increase housing variety in close proximity to the City's Primary Transit Network. The proposed development will create a new 8-dwelling building that is contextually sensitive to the existing community while still achieving the City's infill goals and objectives.

The subject site fronts 3 Avenue NW and is separated from Crowchild Trail NW by a multi-use path and sound wall. The site is two blocks south of the 5 Avenue intersection with Crowchild Trail and three blocks north of Kensington Road. Active modes access to Crowchild Trail is provided via the multi-use path adjacent to the property.

The site is comprised of a single rear-lane detached dwelling adjacent to a mix of rear-lane detached and duplex dwellings. The property is well-suited for infill development as it enjoys closer proximity to transit options, major employment and activity centres, the Bow River Pathway system, and many neighbourhood parks and open space. This area of West Hillhurst is well serviced with transit options available along Crowchild Trail NW (Route 20, 104), 5 Avenue NW (Route 104), and Kensington Road (Route 1) all located within 300 meters from the site, providing direct connection to major employment areas, institutions, and commercial hubs throughout Calgary. The site also enjoys walking distance proximity to the West Hillhurst Community Centre and Queen Elizabeth High School along with an array of pocket parks and open space amenities within a 2-kilometre radius. The site is also a short distance from the Bow River Pathway 300 metres south of the property, providing active travel connections to Bowness Park and Downtown Calgary.

While the West Hillhurst community does not have a regulating statutory plan in place, the subject site is located within the boundaries of the under-development Riley Communities Local Area Plan. Draft mapping for this plan identifies the site as Neighbourhood Local and limited height, both of which the proposed redesignation complies with. In the absence of an existing approved local statutory plan, the Municipal Development Plan (2009) (MDP) guides development within the community. The subject parcel is located within the "Residential Developed-Established" area (MDP, p. 160). The applicable MDP policies encourage redevelopment and modest intensification in established areas to occur in a form that respects the scale and character of the community while providing a variety of multi-family housing options. The proposed R-CG aligns with the MDP policy as it enables a modest increase of density while simultaneously being compatible with the surrounding built form.

The proposed R-CG land use is also supported by the Calgary Transportation Plan (CTP). The CTP encourages redevelopment in locations with access to multi-modal opportunities, leveraging access to the Primary Transit Network, and mitigating congestion and reducing environmental impacts associated with single occupancy trips.

In summary, the proposed land use enables development that will:

- Increase and diversify residential offerings near existing transportation infrastructure and community amenities.
- Align with Council direction on infill and intensification.
- Provide grade-oriented housing which is contextually sensitive to adjacent low-density development and responds to the changing housing needs of Calgarians.

Utopia along with O2 look forward to working collaboratively with officials at the City of Calgary, representatives from the local Councillor's office, and residents of the West Hillhurst community in progressing this application to approval.