

Applicant Submission

2024 February 22



Applicant's Submission - 221 - 101 ST SW | Plan 7911036; Block 1 & Ptn of Road Plan 7911036

Background:

On behalf of Homes by Avi (BVX) Inc., we are seeking approval to redesignate +/-2.05 hectares (+/- 5.06 acres) of land located in Osprey Hill in west Calgary, to accommodate: 1) a medium density, multi-residential development; and 2) to designate a partial road closure of 1 Avenue SW adjacent to the property. The subject site pertains to the northeast portion of the former Calgary West Campground.

The first portion of the redesignation application relates to northeast corner of the site, initially envisioned as a stormwater retention pond, and limited townhouses. The proposal is for all multi-family residential. A re-engineering design exercise has determined that the deepening of the City stormwater retention pond to the north along the Trans-Canada Highway, will yield additional storage capacity that would negate an additional stormwater pond on the subject lands.

The second portion of the application involves a portion of 1 Avenue SW right-of-way (ROW) which is wider than what the City requires for a collector road. This portion of the redesignation is in relation to concurrent Road Closure Application which looks to reduce the ROW width by 5.12m.

Land Use Redesignation Application

The first portion of the proposed land redesignation application is to redesignate the property intended for townhouse and stormwater pond (designated R-G and S-CRI) to townhouse and medium density apartments (designated M-2). The second portion of the application is to designate the portion of closed road ROW to assign the same land use designation as the adjacent land.

Policy Alignment

The subject parcel is within the Calgary West Area Structure Plan boundary where the Land Use Concept map identifies the site as Neighbourhood Areas where a variety of housing types are encouraged with a minimum density of 20 units per gross developable hectare (UPHa) or 8 units per gross developable acre (UPA) is required. The proposed land use redesignation meets or exceeds the ASP policy direction in relation to variety of housing options and density.

The proposed land use will help facilitate neighbourhood housing diversity and ownership options in compliance with Municipal Development Plan directives. This application provides a framework for intensification and development of underutilized land that is sustainable and aligns with the aspirational goals of the City. Infill development will discourage further leap-frog development in the outer fringes of the city, reducing the impact of urban sprawl. This application provides an additional housing form option to the area and provides opportunities for more compact development, satisfying the Sustainability Principles of the Municipal Development Plan.

Conclusion

As the proposal meets planning policy and will facilitate residential intensification, we respectfully seek the positive recommendation of the City Administration, Calgary Planning Commission, and request City Council's approval for this land use redesignation application.