

Applicant Submission

2024 October 02

Proposed Land Use Change Applicant Summary

Project Location: 3011 12 Av SW (Shaganappi Community Ward 8)

Existing Land Use: Residential-Grade Oriented Infill (City Initiated) District (R-CG)

District Proposed Land Use: Housing — Grade-Oriented (H-GO) District

APPLICATION SUMMARY

On behalf of 674954 Alberta Inc., EzRezone Ltd. has made a Land Use Redesignation (rezoning) application to transition the property at 3011 12 Avenue SW from the existing Land Use: Residential-Grade Oriented Infill (City Initiated) District (R-CG) to the Housing – Grade Oriented (H-GO) District. The proposed land use change will help the vision ‘Westbrook Area Structure plan’ be realized by aligning with Map3: Urban Form and proposing a Neighbourhood Connector land use. This will help with developing a much needed ‘Missing Middle’ and increase housing options in the community of Shaganappi..

WHAT IS PROPOSED?

A courtyard-oriented stacked townhouse development is proposed. A summary of key project details is included below:

Site Area: 689.98m² (7,427 ft²)

Building Height: 2-3 storeys (12m maximum building height)

Residential Buildings: 2 (60% maximum lot coverage, 1.5 maximum Floor Area Ratio)

Vehicle Parking Stalls: 5 (0.5 parking stalls / unit or suite)

Mobility Storage Lockers: 0.5 Secure Bike / Scooter / Stroller Storage

Units: 10

Resident Amenity Space: minimum 6.5m wide interior common courtyard

PROJECT SITE CHARACTERISTICS

Beyond the relevant H-GO District location criteria, the proposed development vision is well-suited to the project site given its lot characteristics, strategic location, and the character and scale of surrounding area development:

Rear Lane Access: The project site has rear lane access for all vehicle movements, eliminating the need for driveway cuts and creating an uninterrupted and pedestrian-friendly streetscape. Sites with direct lane access minimize the impact of vehicles on adjacent streets and sidewalks and also allow for organized waste and recycling collection from the lane.

Higher Activity Street: The project site is directly adjacent to Bowtrail SW, a higher order Arterial Street that connects surrounding area communities and generally sees higher levels of vehicle, cyclist and pedestrian activity.

Nearby Transit Service: The project site is within 450m (~6 min. walk) to Westbrook LRT station. The availability of various transit route options within easy walking distance of the project site provides access to key local and regional destinations, and supports vehicle-reduced and vehicle-free lifestyles.

Nearby Connector Corridor: The project site is located on the Bow trail SW Neighbourhood Connector and ~500m from the 17 Avenue SW Main Street, municipally identified areas for future population growth and incremental redevelopment.

ALIGNMENT WITH LOCAL AREA PLANS

The project site is located within the boundary of the Westbrook Communities LAP, and falls within the Neighbourhood Connector Urban Form category and Low-Scale Building Scale category, allowing for future multi-residential or mixed-use development of up to 4 storeys. The proposed land use change and development vision are fully aligned with local area policy and no amendments to the plan are required.

Conclusion

The proposed Land Use Redesignation is consistent with the Calgary Municipal Development Plan, Growth Plan and it aligns with the goals outlined in the Affordable Housing Strategy. This cohesive approach ensures that the proposed changes adhere to the city's overall vision for development, support its growth objectives, and conform to both citywide and local area plans. Moreover, it demonstrates a commitment to addressing affordable housing needs within the community, encourages the use of existing transit, infrastructure and patronage to the local businesses and services. For the reasons outlined above, we are confident that the subject property stands as an optimal site for a rowhouse development. We kindly seek the Council's endorsement and support for this application.