

Applicant Submission



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September 2 2024

Summary

Address: 3223 Cochrane Road NW
Current Zoning: R-CG
Current Policy Area (Banff Trail ARP 1986): Low Density Residential
Proposed Policy Area (Banff Trail ARP 1986): Low Density Rowhouse

This is an applicant's planning overview detailing specific information about this property with regards to a minor policy amendment proposal at 3223 Cochrane Rd NW.

Ryan G Cairns Residential Design is submitting this application for a minor policy amendment at 3223 Cochrane Rd NW on behalf of the landowners. The City of Calgary Council passed city-wide rezoning in May of 2024 to change the base residential district in the city to R-CG and R-G. These zonings became in-force on August 6 2024, of which this subject parcel is now zoned R-CG which supports up to 4 residential units with secondary suites.

However, when the City rezoned several hundred thousand properties to R-CG and R-G, they simultaneously created countless conflicts with pre-existing local ARP (area redevelopment plans). Due to this conflict, this minor policy amendment must be undertaken to align the community ARP with the R-CG zoning, and thus allow the development permit to be approved. This is time-consuming, City staff resource-consuming, and actively slows down the DP approval process which further lengthens the bureaucratic procedure for approving townhomes and rowhomes, creating delay for building more housing stock.

This is contrary to a portion of the council-approved Calgary Housing Strategy, Outcome 1, Objective 1.C.2, which aims to "amend and streamline planning policy and process to allow for diverse housing", by "Rescind the Single Detached Special Policy Area in the Guide to Local Area Planning and relevant statutory plans, immediately". The Calgary Housing Strategy Objective 1.C.2. should mean this entire minor policy amendment to align the old ARP with the current bylaw is not needed.

Banff Trail Area Redevelopment Plan (ARP) (Statutory – 1986)

The Banff Trail ARP identifies the subject site as "Low Density Residential". The policy notes the Low Density Residential area is intended to maintain stability in the community and to protect the existing residential character and quality of the neighbourhood.

2.1.3.3 The existing low density built form (single and semi-detached housing) should continue within this area.

As the DP for a 4-unit townhouse development does not meet this criteria set out in 1986, the ARP must be modified to change this subject parcel from “Low Density Residential” to “Low Density Rowhouse”, thus aligning with the R-CG bylaws.

Conclusion

The approval of this minor policy amendment for 3223 Cochrane Rd NW will follow previous council-approval policy with the MDP, CTP, Calgary’s Housing Strategy, and the City-wide Rezoning. The approval of this minor policy amendment will allow the approval of a DP for a 4-unit townhome on this parcel, following the intent of these city-wide policies which will then allow the private sector to increase the supply of housing to meet housing demand and increase housing affordability.

To disapprove this minor policy amendment would be completely contrary to council's decision to approve R-CG and R-G in the City on May 14 2024.