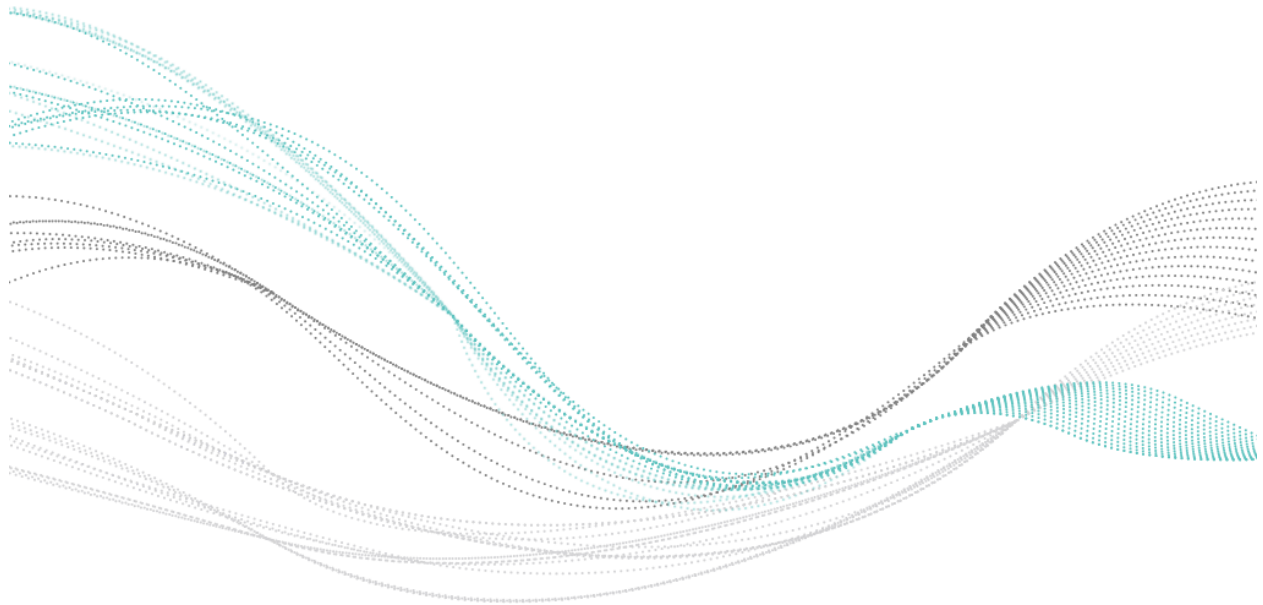


Applicant Submission

Elliston Village Phase 3 Land Use Application Package

2024.05.15



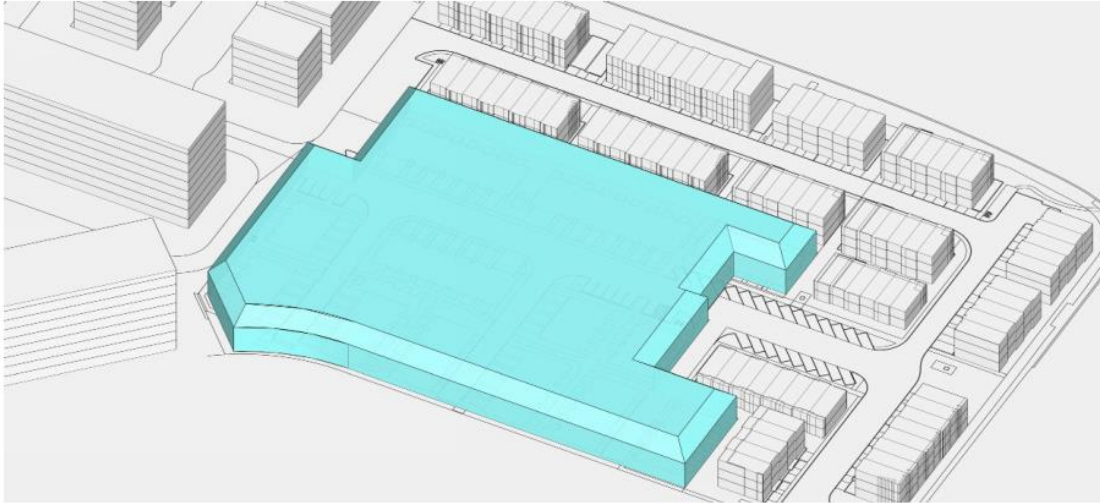
ELLISTON VILLAGE- PHASE 3 Land Use Application Package

FΛΛS

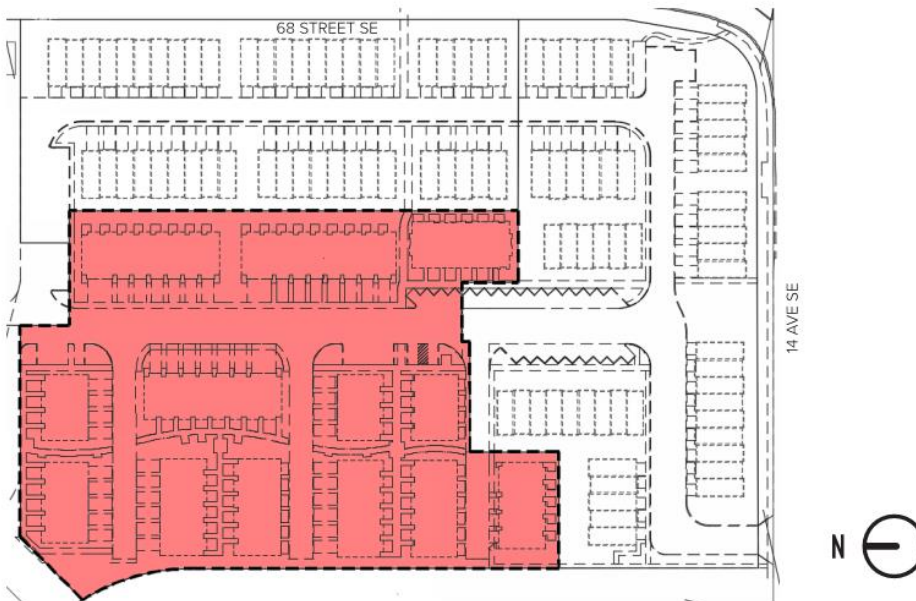
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1.0 APPLICANT BRIEF 3-5



BYLAW ENVELOPE DIAGRAM



SITE PLAN - N.T.S

FAAS

2 OF 5

1.0 APPLICANT BRIEF

ELLISTON VILLAGE - PHASE 3 - 901 68 ST SE CALGARY AB

PROPOSED LAND USE CHANGE – M-CGD60 TO M-CGD70

Project Location: 901 68 ST SE, CALGARY AB ("Elliston Village")

Legal Description: Condominium Plan 2010033, Unit B

Existing Land Use: Residential – Multi-Residential - Contextual Grade-Oriented District, (M-CG) D-60.

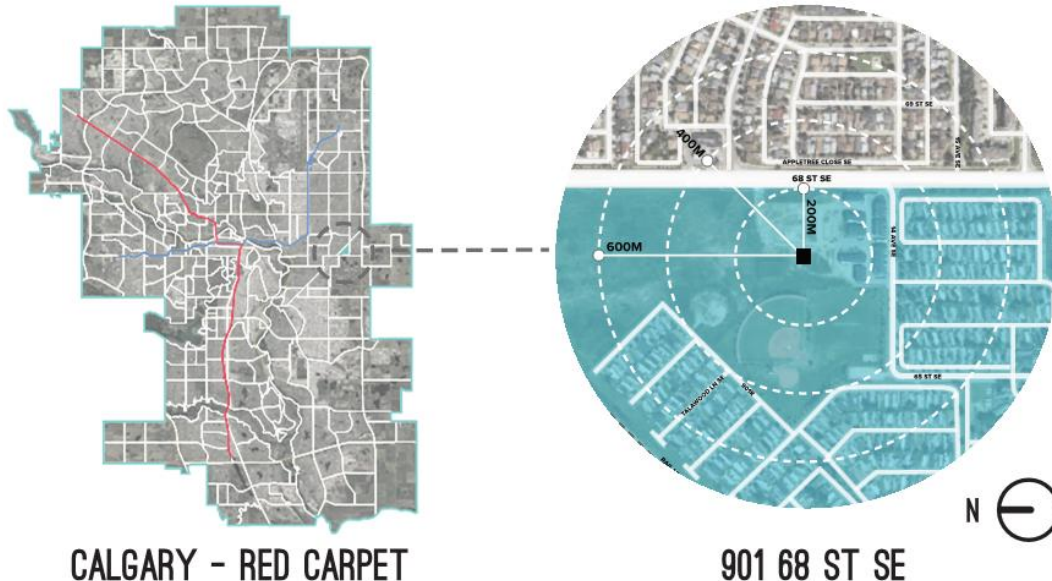
Proposed Land Use: Residential – Multi-Residential - Contextual Grade-Oriented District, (M-CG) D-70.

APPLICATION SUMMARY

On behalf of the landowners, FAAS is applying for a land use amendment (rezoning) to transition the property at 901 68 Street SE from the existing M-CG d60 land use to an M-CG d70 land use. The proposed zoning is necessary to achieve the vision of the Elliston Village Master Plan that was previously approved by Calgary Planning Commission. Densities determined through the master planning process for all M-CG parcels were intended to be split overall however interpretation from planning is that a land use is required to achieve the preferred 77 units for Phase 3 as this land use area is not contiguous with future M-C-G parcels. As advised by planning, this application is being submitted with a concurrent DP titled Elliston Village Phase 3b which encompasses the remaining 11 units of 77 total for the Phase 3 area. Elliston Village proposes a complete community of affordable purpose-built rentals and commercial amenities that provides much needed housing for the City of Calgary in close proximity to transit routes and near the International Ave Purple Rapid Transit Route.

KEY PROJECT DETAILS

- **Building Height:** 3 Storeys (12m max. under M-CG with chamfer)
- **Unit Typologies:** Townhouse
- **Access and Vehicle Parking:** Vehicular and pedestrian access is provided as per approved Elliston Village Master Plan
- **Parcel Sizing:** 1.10ha
- **Parcel Coverage:** The proposed parcel coverage for Phase 3 is 36.5%
- **Density:** The proposed density is 70, enabling the planned 77 units as per the concurrent Phase 3b DP submission



URBAN DESIGN ELEMENTS

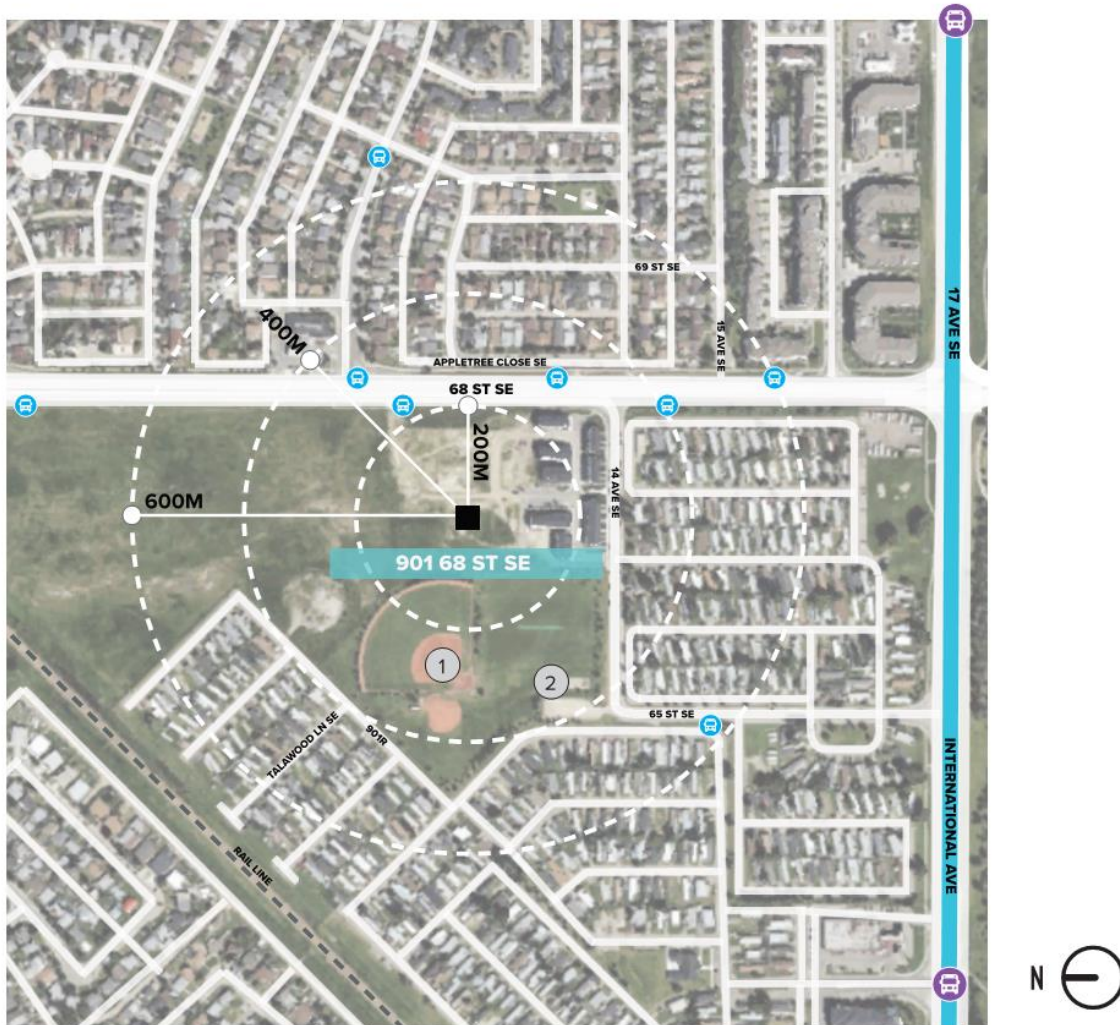
- **Place:** Phase 3 is a key residential component of the Elliston Village Master Plan, which will be a +/-835 unit development with commercial amenities, a main street, with proximity to the primary transit network and a City of Calgary park.
- **Scale:** The proposed buildings are 3 storeys townhouses designed to fit in contextually with the previously completed townhouse phases, provides private amenity space for the residents, and has enhanced articulation along the City park.
- **Amenity:** In addition to the patios designed in to provide private amenity space, a central linear outdoor amenity is provided for residents with lighting, pergolas and seating area. The site is directly adjacent to a city park with recreational amenities.
- **Vibrancy:** Increased density provided through this project will increase the diversity of residents that animate a community. Through front entry articulation and landscaping, the street interface and park interface will add to the vibrancy of the area.
- **Legibility:** Units will be clearly articulated with front doors and front yards. Permeability into the site is provided from 14 Avenue SE and 68 Street SE, as well multiple pedestrian connections are provided through the site and the linear park space.
- **Resilience:** This project proposed increases density at a location near a primary transit route, near a future neighbourhood commercial hub, helping to attain compact development in an appropriate location. Buildings are proposed to be PV ready.

POLICY ALIGNMENT


- **Municipal Development Plan (MDP) and the Calgary Transportation Plan (CTP):** This site is located near a primary transit corridor. The MDP and CTP encourages intensification of land along these key infrastructure corridors.
- **Greater Forest Lawn Local Area Plan (LAP):** The City is currently developing a local area plan for the community. The plan is in Phase 4 'Realize'. It is expected that these parcels will be identified for higher intensity housing forms

APPLICANT OUTREACH

In addition to the City required notice posting, the applicant plans to reach out to adjacent landowners to provide information on the project and provide contact information to establish an open line of communication. .



TRANSIT PROXIMITY KEY

-  MAX City Centre/East Hills
-  Transit Routes
no. 68 & 87 shown
-  Primary Transit Network
-  ① Mountview Park
-  ② Forest Lawn Cricket Ground