

Applicant submission



Calgreen Homes Ltd

#202 2003 14ST NW
Calgary, AB
Phone: (587) 578-1425

Applicant's representative information:
Company Name: Calgreen Homes
Applicant's representative Name: Nick Han
Date: 04 July 2024

Proposed Land Use Redesignation – Applicant Submission Summary

1.0 Background information

Project Location: 2640 Capitol Hill Crescent NW, Calgary
Existing Land Use: Contextual One/Two Dwelling (R-C2)
Proposed Land Use: Housing-Grade-Oriented (H-GO)

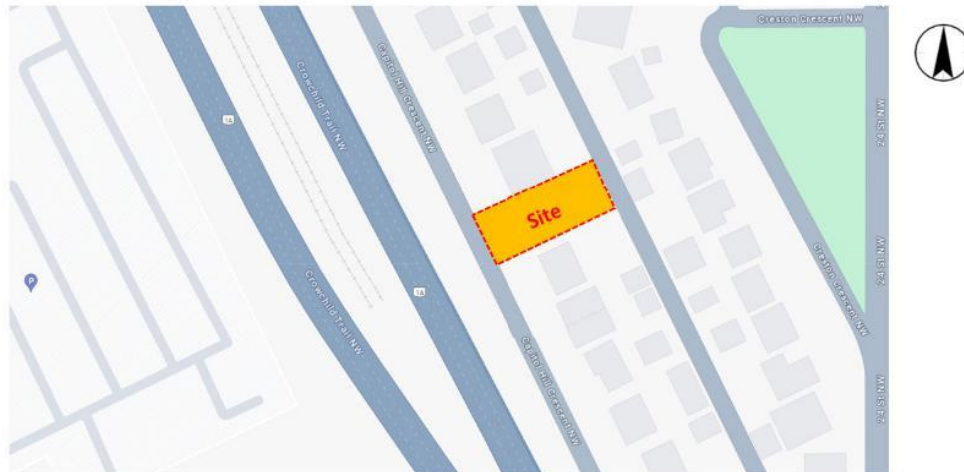


Figure 1: Site Location Plan

2.0 Project Proposal

A townhouse development is proposed for this site. Details of project as below:
Number of storey: 3 storeys above grade + 1 storey below grade secondary suite
Number of building: 2
Residential Units: 6 townhouse units and 6 secondary suites
Other Facilities: Vehicle Parking Stalls, residential amenity spaces



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Figure 2: Conceptual Diagram for Development Proposal

3.0 Project Site Characteristics/ Core Ideas

Surrounding Development: Banff Trail is a well-developed and charming community with single and multi-family development located near University of Calgary, offering a welcoming environment and convenient access to education career opportunities and excellent nature parks.

Public Transit Service: The site is located within 800m (about 11 minute walk) from the Banff Trail Station and within 500m (about 7 minute walk) from the University Station. There are also various bus services including Routes 9, 20 and 65 within 650m to 1km (range from 8 minutes to 12 minute walk) from the site.

Public Facilities: The site is close to a variety of public facilities and amenity areas such as University of Calgary Campus, McMahon Stadium, Splash Park, West Confederation Park, Will Aberhart High School, Haskayne School of Business and Brentwood Village Shopping Centre etc.. People can easily access to such facilities and park by walking and public transit services.

4.0 Alignment With Calgary's Growth Plans

Calgary's current planning policies, such as the Municipal Development Plan (MDP) and Calgary Transportation Plan (CTP), prioritize the development of complete and resilient communities that make efficient use of limited resources like land, energy, services and infrastructure.

The MDP also emphasize ground-oriented housing as a vital component of complete communities and also encourage a diverse mix of ground-oriented housing options in low density residential areas.

The proposed development in this document is consistent with the Calgary growth plan and policies. Supporting this proposal would allow efficient use of community resources and provide various housing options in the community.



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5.0 Alignment With Local Growth Plan

The project site is situated within the Banff Trail Area Redevelopment Plan (1986) and falls under the 'Medium Density Low-Rise' policy area, permitting for future medium density low-rise development up to 3-4 storeys. The proposed land use redesignation and development proposal are fully consistent with the local development plan and policy and no amendment to the plan are necessary.



Figure 3: Land Use Plan from Banff Trail Area Redevelopment Plan

6.0 Conclusion

The proposed land use redesignation and development proposal are fully consistent with the Municipal Development Plan and current city planning policies, and would introduce innovative housing options for people who looking to live in established communities with easy access to public transit, infrastructure and amenities.

We hope to create a vibrant and inclusive community that would benefit both current and future potential residents in Banff Trail community. We humbly request your support for this application, and look forward to working with you to create a better future for Calgarians.

Should you have any queries, please feel free to contact undersigned at (587) 578-1425 or by e-mail at info@calgreenhomes.ca.