

Applicant Submission

Applicant's representative information:

Company Name: Calgreen Living
Applicant's representative Name: Nick Han
Date: 19 Nov 2024

Proposed Land Use Redesignation – Applicant Submission Summary

1.0 Background information

Project Location: 2636 Capitol Hill Crescent NW, Calgary
Existing Land Use: R-CG Residential - Grade-Oriented Infill (R-CG)
Proposed Land Use: Housing-Grade-Oriented (H-GO)

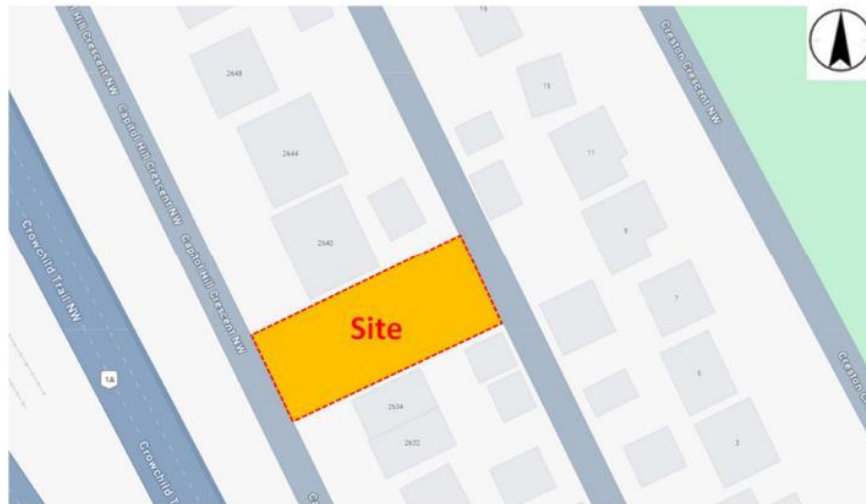


Figure 1: Site Location Plan

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



Figure 2: Conceptual Diagram for Development Proposal

3.0 Project Site Characteristics/ Core Ideas

H-GO Location Criteria: The subject site is identified as Inner City areas on the Urban Structure Map of the Calgary Municipal Development Plan and:

- (1) Within 200 meters of University of Calgary "Activity Center" identified on the Urban Structure Map of the Calgary Municipal Development Plan;
- (2) Within 600 meters of University Station "capital funded LRT platform".

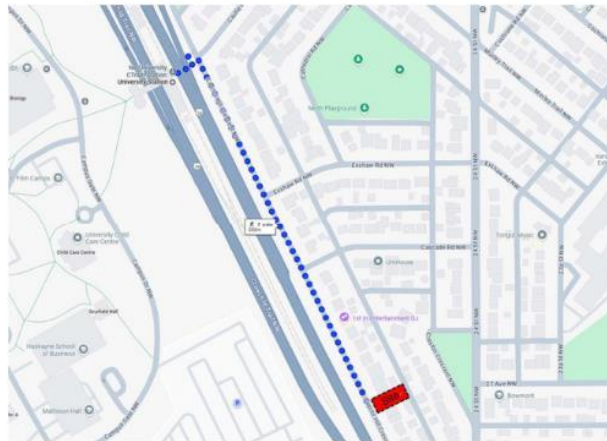


Figure 3: Location map to University Station

Surrounding Development: Banff Trail Community 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 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.

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 4: 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.