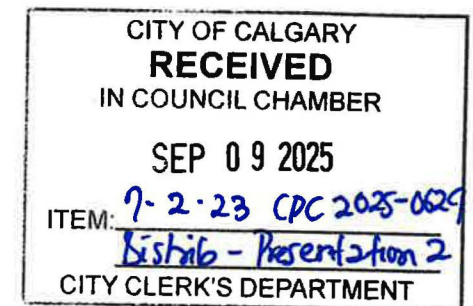


The Proposal



- On Feb. 2025, LAP reconnect was defeated. Amendments to North Hill, Westbrook and Heritage communities Local Area Plan was not passed.
- This project becomes one of the 91 projects that are unable to receive DP approval because of conflict with LAP.
- Councilors' debate on LAP reconnect gives us hope that a case by case approach might still be possible. Thus we put forward this application and hope councilor can support this minor policy amendment in three reading.



History about this project



- Under Westbrook Communities Local Area Plan, this lot is board line between neighborhood local and connector with neighborhood flex cross the lane



History about this project



- On March, 2023, the application from DC to R-CG was filed and undergo extensive public engagement and advertisement during a year and half period.
- On July 18th, 2024, Calgary Planning Commission recommend approval of the application.
- On Sep. 10th, 2024, it went to Council for public hearing. City's documents read:

“The R-CG District is intended to be located adjacent to other low-density districts and accommodates a variety of grade-oriented housing forms. The proposed land use also provides for a modest increase in density and height while being sensitive to adjacent developments. Based on maximum density factor, this would allow up to five dwelling units”

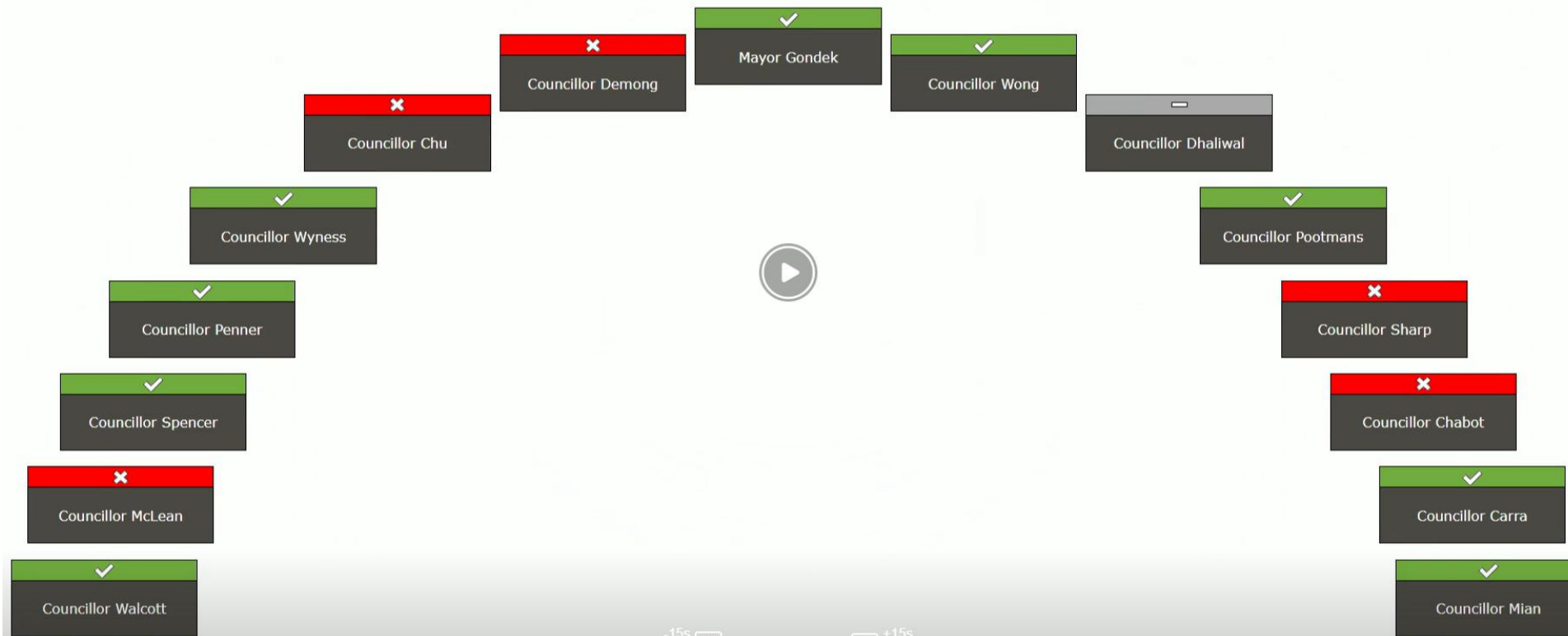
“The proposed R-CG aligns with Westbrook Communities LAP”



History about this project



MOTION CARRIED - (9 - 5)



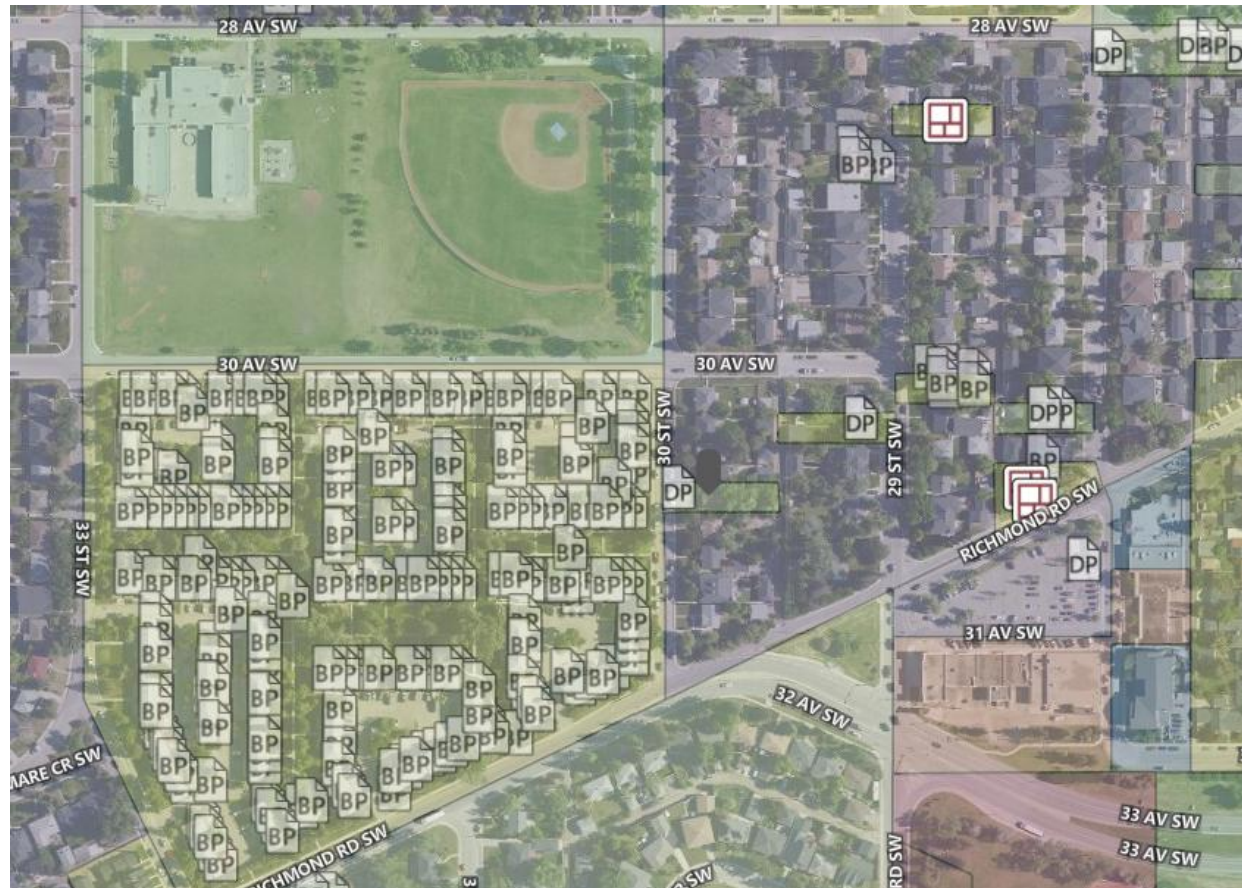
History about this project



- After rezoning approval, the owner engaged a local design firm and filed Development Permit application DP2024-08494 and undergo another round of public engagement from Sep. 2024 to Feb. 2025
- LAP Reconnect failed in Council and the DP is deemed un-supportive due to limited scale policy under neighborhood local of the LAP.
- The project has been taking two and a half years and cost the builder hundred of thousand dollars including carrying cost, rezoning, architecture, engineering cost, city fee, et.

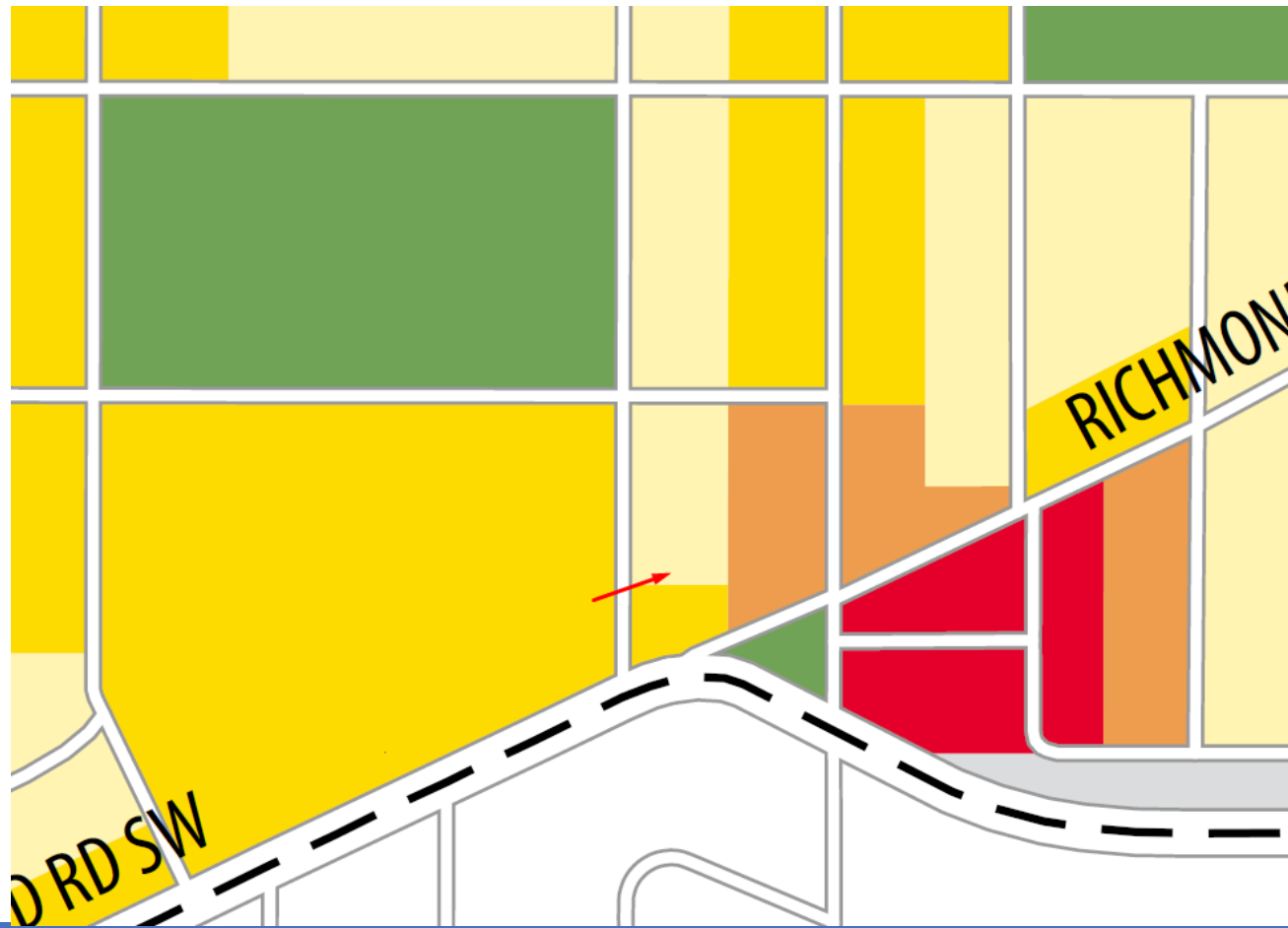


Location of the site



The lot is 75 meters from Richmond RD, very close distance to public school and green space and right by one of the largest Multi-residential development in the communities spanning a few blocks

Location of the site



The lot is border line between neighborhood local and neighborhood connector and also cross the lane from neighborhood flex

Missing middle housing



- LAP reconnect intends to resolve the inconsistency between different local area plan but failed in Council.
- We are presenting the long fought history about the project and the rather unique location of the project.
- The builder did all he possible can to get the zoning approved himself, engage with local residents, hiring a local design firm and further discuss the DP/BP drawings with local residents.
- Please pass three readings of the minor policy amendment

