

Applicant's Submission

Land use Re-designation and Outline Plan for sites at 180 and 191R Evansview Road N.W. Calgary.

Site at 180 Evansview Road N.W

Existing land use designation- AG-B (Agricultural Balance)

Proposed land use designation- Residential – One Dwelling (R- 1s) District.

Site at 191R Evansview Road NW

Existing land use designation- Residential – One Dwelling (R-1) District

Proposed land use designation- Residential – One Dwelling (R- 1s) District.

Site context based on land use designation

The area adjacent and close to the site at 180 Evansview Road N.W. similarly consists of Residential – One Dwelling (R- 1s) District.

Intent of proposal

The outline plan proposal provides 19 low density housing forms with an environmental reserve to the west. The associating land use amendment therefore proposes to redesignate the two parcels, to low density Residential – One Dwelling (R-1s) and the Special Purpose – Urban Nature (S-UN) District respectively.

Site Context-

The total land area is 1.66 acres. The north side of the land faces Evansview PT NW and existing residential development (Residential – One Dwelling (R- 1)). The south side of the parcel faces Special Purpose – Urban Nature (S-UN) District. East side faces Evansview Co NW and existing residential development (Residential – One Dwelling (R- 1s)). West side of the land faces Special Purpose – Urban Nature (S-UN) District.

City-wide policies

City-Wide policies are broad in nature and give direction to growth and change in the city. While the scope of the proposed Land Use Amendment limits the majority of impact to the Community of Evanston, the overall goals of these policies are met through the application.

The proposed Land Use Amendment aligns with these policy goals by sensitively intensifying existing communities where appropriate.

The following City-wide policies and how the proposed application aligns are as follows:

1. A prosperous economy: the proposed amendment provides more choice to residents of Evanston, utilizes existing infrastructure, and is classified as a support service.
2. Shaping a more compact urban form: the proposed amendment uses helps to optimize infrastructure, and provides redevelopment potential with compatible uses.
3. Creating great communities: The proposed land use amendment provides amenity and service which help aid neighbourhood focused living. Low density residential redevelopment can be accommodated through the land use district.

Site servicing for utilities

Water, sanitary and sewer services are available and can accommodate the potential development without the need for off-site improvements at this time.