

Applicant's Submission



Land Use Redesignation Applicant's Submission Not Including Secondary Suites

PL 1263 (R2017-09)

This form is to be filled out by the applicant and provided to The City of Calgary at the time of submission. These comments are included in a report which is presented to the Calgary Planning Commission and a Public Hearing of City Council. Your comments **must** be limited to the area designated on this form to ensure it will fit the space requirements of the report. Supplementary information can be provided separately in your application if required.

Introduction

96 Royal Birch Point NW is located in northwest Calgary in the community of Royal Oak and is 2.25 hectares (5.56 acres) in size. The subject site received outline plan approval in 1999 and 2002, was rezoned for development in 1999 and was approved for subdivision in 2014. The subject site has now been purchased by a new developer who has a modified vision for the development

Vision

The vision for the subject lands is a conservation design subdivision where a compact development site is established allowing for the majority of the land to be conserved as natural areas and open space. It is intended that the compact design is sensitive to the surrounding neighbourhood residents in terms of building form, height and separation while expanding the choice of housing in the area. The pathway and sidewalk system will be extended to connect the development with surrounding amenities and transit.

Proposed Development

The developable portion of the site is approximately 0.75 hectares (1.86 acres) in size and is envisioned to be developed for approximately 20 side-by-side bungalows of one store in height. The units will be situated along a private road that extends from Royal Birch Point NW. The units will face the surrounding open space. The existing pathway connecting the site from the northeast will be widened to 6 metre to accommodate an emergency access to the site. The site is proposed to be redesignated from Residential – Contextual One Dwelling (R-C1) to Residential – Contextual One/Two Dwelling (R-C2) to accommodate the proposed development.

Open Space

1.43 hectares (3.53 acres) or 63% of the subject site will be conserved as public open space in the form of Environmental Reserve. This open space area will conserve the existing wetlands, trees and grasslands. A pathway will be extended through the open space to offer access to this area to the public. The open space portion is proposed to be rezoned to Special Purpose - Urban Nature (S-UN) to recognize the Environment Reserve character of the land.

Policy Considerations

The subject sites fall under the Rocky Ridge Area Structure Plan (ASP) and this plan identifies the subject site to be within the Residential and Related Uses area. The ASP anticipates that the predominant form of housing in Rocky Ridge to be single-family but does encourage other housing types in appropriate locations to achieve a mix of housing types.

Summary

The vision for the proposed development is a conservation design subdivision where a compact development site allow for a majority of the subject site to be preserved for the use and enjoyment of the surrounding Royal Oak residents. The site is anticipated to be developed for side-by-side bungalows which, when constructed, will diversify the housing available within the community. In addition, a pathway and sidewalks are proposed to be extended to link the development with surrounding amenities and transit. To help achieve this vision, it is proposed that a portion of the subject site be rezoned R-C2 to allow side-by-side villa bungalows respectively. In addition, it is proposed that portions of the subject lands to be redesignated to S-UN to accommodate the dedication of Environmental Reserve. In consideration of these benefits, we respectfully request City Administration's, Calgary Planning Commission's and Council's support for this application.

ISC: Protected