

Applicant's Submission

July 5, 2019

Please accept this letter as the Applicant's Submission Form relating to Application Number LOC2019-0103 to change the land use for property 5216 21 ST SW from R-C2 to R-CG.

We would like to outline the main purpose behind the project planned for this property and provide the necessary information to support the approval of the application. At the inception of the project, initiative was taken to contact the North Glenmore Park Community Association (NGPCA) and the neighbours in the immediate vicinity.

Letters were circulated to neighbours within a 2 block radius of the site in question. These letters explained the intention of the project which would demolish the existing dwelling on the corner of 21 Street and 52 Avenue SW, and construct new row houses on the lot. Since we had not heard any objections from surrounding neighbours. The exact letter circulated is attached as an appendix at the end of this letter. A meeting was scheduled and held with the NGPCA in November of 2018, the community association discussed their expectations and their feelings for similar existing/complete projects. The NGPCA did not indicate any objections to the initial proposal discussed. A follow up letter dated after the meeting has been attached in the appendix highlighting the topics discussed.

The scope of the project is to improve density in a growing evolving neighbourhood with great access to the inner city and major thoroughfares. The property in question is directly across the street from Central Memorial High School and Lord Shaughnessy High School, and a quick 8 minute bus ride away from Mount Royal University. The increase in density on this property will serve families and young adults looking for easy access to schools and higher education. The completed rowhouses will offer the public opportunities to live in this mature neighbourhood at a more affordable price point than single family dwellings in the same area. In our opinion, this particular neighbourhood is going through a transition period where newer families are moving in and more activity is taking place. This can be seen in the numerous successful R-CG Land use amendments and the proximity to the Calgary Transit MAX Teal line. The new MAX Teal line (at 54 Ave and Crowchild Trail SW) is only a 7 minute walk away, allowing for great access to rapid transit.

It is understood that precedence from previous Land Use Amendments do not affect this application directly, however, it is in our opinion that the scope of this development fits in with the ongoing developments within this community. Since 2015, there have been 4 approvals of R-CG within a 350 meter radius of 5216 21 ST SW, all of which are corner lots at the end of the city block. The following comparable applications have all been approved: 5315 19 ST SW (LOC2018-0057), 2103 53 AV SW (LOC2018-0022), 5102 20 ST SW (LOC2017-0380), 5402 21 ST SW (LOC2015-0075).

Land use amendment is the first step in the process of completing these row homes, with the approval from the City, we will be able to support the local economy by providing work to local contractors and other staff for the duration of the project (approximately 24 months). Our intention is to submit a Development and Building permit application shortly following this land use amendment process. We respectfully ask that you consider our submission for approval, as we feel that it fits the criteria and overall scope of this growing community.