

Applicant's Submission

September 10, 2019

Our intent is to change the land use from R-C2 to M-CGd80 to allow the ability to apply for a 4-Unit Multi-Residential Development. We know the importance of ensuring your voice is heard, this document ensures that you can let us know your thoughts on this application.

Detailed below are solutions to issues that we believe will be of concern to you, the Calgary Planning Commission (CPC) and City Council during their detailed review of this application.

Density: M-CGd80 Density: 80 Units/ha // Lot Size: 513.335² // Maximum Density: 4.104 Units (4)

Parcel Width: 38.38 metres // Parcel Depth: 13.41 metres

At this point, a proposed design has not been completed for the 4-Unit building so we cannot show complete compliance with all aspects of the Land-Use Bylaw. Based on similar lots of similar size with similar developments we are confident that a design can be produced that will comply with both the general rules for Multi-Family developments as well as rules specific to the M-CG district. Through discussions with your Community Association as well as the City of Calgary, preliminary conceptual drawings of the development have been requested and work has begun on this. Letters were delivered to the CA to discuss this and no response was received (emails are included in our application).

Impact on Community

There are multiple aspects that we believe make this development a great addition to the community

- As a corner lot we are already in a great location to have a larger structure orientated towards 37 Ave SW.
- Orientating the building towards 37 Ave SW also enables this development to face existing Multi-Residential Districts (M-C1). *See the detailed maps included in our application*

Impact on Community (Continued)

- Proposing a new Multi-Family development is in-line with the existing character of the area as this lot is located directly across 37 Ave from multiple other Multi-Family designated properties.

Relevant Policies

South Calgary Altadore Redevelopment Plan (ARP):

Section 1.2 (Goals): The ARP does promote the preservation of existing Low-Density (R-C1/R-C2) accommodations but also encourages redevelopment where appropriate that is sensitive to the existing community and which provides the opportunity for a variety of population age-groups, household types and incomes to reside in the area.

Our proposal will remove an existing single detached home with a higher density development. We believe given this properties location and proximity to similar types of built forms it is an appropriate location to pursue such a development.

Section 2.0 (Residential Land Use): Here the objective is to again preserve Low-Density development with a smaller component of higher density (suited properties/duplex's/apartments).

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2.3.4 - A medium density policy is appropriate for parts of the community to encourage redevelopment with a variety of unit types using the RM-4 designation and is encouraged to locate around activity nodes (i.e., commercial areas) or along the more major roads in the area (i.e., 26th Avenue S.W.).

The proposed development is in-line with this as we are proposing a modest 4-Unit building that is adjacent to similar developments in the immediate area.

Inner City Plan (1979):

When looking at the introduction of this policy one of the immediate factors identified is the pressure on Calgary 's inner city due to population growth and the demand for housing. It is true that there is a need for increased density in Calgary to combat the status quo of urban sprawl. New developments are continuously popping up further from the downtown core.

Developments such as the one we are proposing are needed. Regardless of the fact Calgary needs to increase density in its inner-city communities tremendous care should be taken in where these developments are proposed. As we have discussed above, we believe this property is an ideal candidate for such an increase in density.

Part III – Goals and Objectives: The major goal of this section is to accommodate a larger inner-city population through better utilization of existing inner-city infrastructure and minimizing development of new suburbs by reasonably increasing the inner-city population base.

Again, proposing a modest 4-Unit structure is in line with these goals. This is not a large multi-family apartment building; it is a simple 4-plex to accompany additional existing developments in the immediate area.

Part V – Recommendations: The recommendations relating to Residential Land Uses is to identify suitable areas for conservation and redevelopment. Items that need to be considered include; Location, Surrounding Uses, Housing Quality, Stability + Change and Transportation constraints to name a few.

Given this properties location, proximity to other multi-residential developments, access to transit and major roads it is an ideal location for looking at redevelopment.

Impact on Built-Form/Massing

As noted above, conceptual plans are still being developed at this point, therefore, comments about the specific design are limited. The building will be orientated towards 37 Ave SW which will assist in limiting the impact on adjacent properties. Contextually, it will align with similar developments across the street where there are existing multi-family developments. We will detail our additional public engagement goals at the end of this letter, including reaching out to your Community Association and request an " Open House " to further detail aspects of the development.

Additional Public Consultation

Public engagement is the first step in this process, to ensure any and all affected parties are involved in this discussion as early as possible and given the opportunity to voice their opinions. A map detailing all the neighboring properties that received letters is included in our application.

In addition to these letters, we will also contacted the Community Association. In contacting the community association, we requested the opportunity to have an Open House to further discuss this developmnet with its members as well as any residents that wish to attend (no response was received). Mr. Evan Woolley and his offices were also contacted as this application is proposed in their Ward.