

## Applicant's Submission

October 16, 2019

On behalf of the landowner, please accept this application to redesignate a +/-0.054 hectare site from R-C2 to R-CG to allow for:

- rowhouses in addition to the uses already allowed (e.g. single-detached, semi-detached, and duplex homes and suites)
- a maximum building height of 11 metres (an increase from the current maximum of 10 metres)
- a maximum of 4 dwelling units (an increase from the current maximum of 2 dwelling units)
- the uses listed in the proposed R-CG designation.

The subject site, 3904 18<sup>th</sup> Street SW, is a corner lot located in the community of South Calgary/Altadore. Immediately to the north of the site is a R-CG four units developments currently under construction. The rest of the houses around are mostly semi detached duplex or single house. The existing Residential – Contextual Two Dwelling (R-C2) District allows for low density residential development with a maximum of two units. The proposed Residential-Grade-Oriented Infill District (R-CG) District is still a Low Density Residential District intended for grade-oriented development and not for multi-residential uses. Calgary Land Use Bylaw explains that the R-CG District:

- (a) accommodates existing residential *development*;
- (b) accommodates grade-oriented development in the form of Rowhouse Buildings, Duplex Dwellings, Semi-detached Dwellings and Cottage Housing Clusters;
- (c) accommodates Secondary Suites and Backyard Suites with new and existing residential *development*;
- (d) provides flexible *parcel* dimensions and *building setbacks* that facilitate integration of a diversity of grade-oriented housing over time; and
- (e) accommodates site and *building* design that is adaptable to the functional requirements of evolving household needs.

## Municipal Development Plan

The proposed redesignation fundamentally complies with the goals of the Municipal Development Plan.

The subject parcel is located within the Developed Residential Area – Inner City of MDP. This area is well serviced by existing infrastructure, public amenities, and transit. The policies support moderate intensification that respects community context. The proposed development only modestly increases the use of the land. With direct back lane access and units facing 38 Ave SW, the pedestrian realm along 18 Street is protected.

The proposed development can also contribute to provide variety of house types and affordable housing for this central Calgary community. With its closeness to public transit, parks, and schools, this location can be an ideal place for young families to raise their kids. However the average house price in the area is a bit over reach. The proposed development can serve for those families' needs.

## **Applicant's Submission**

### **South Calgary/ Altadore Area Redevelopment Plan (ARP)**

The subject parcel is located within the area designated as "Residential Conservation". The policy states:

The intent of the conservation and infill policy is to improve existing neighbourhood quality and character while permitting low profile infill development that is compatible with surrounding dwellings. Existing structures in good repair should be conserved, while structures in poor repair should be rehabilitated or replaced. Narrow lot (7.5 meters or 25 feet) should be of design that would encourage families with children to move into them.

The proposed R-CG will continue to comply with this requirement. In addition, the proposed four units building is of a scale compatible with the existing housing in the area.

### **Summary**

The proposed use aligns with the policy direction of city's growth plan, which promotes efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

We ask the city to support our application based on the reasons listed above. In addition, it also meets most of the criteria for Multi-Residential Infill including:

- within 400 meters of a transit stop (about 300 meters away from Southbound 13 bus stop)
- direct lane access
- close to existing open space or park or community amenity (5 mins walk from Kiwanis Park)
- along or in close proximity to and existing or planned corridor or activity centres (walking distances from commercial establishments along 16 Street and 33 Ave)
- adjacent to existing or planned non-residential development or multi-unit development. (R-CG development on the immediate north of the site.)
- On a corner parcel