

Applicant's Submission

June 7, 2019

Applicant's Submission for 5101 19 Street SW

This application is to redesignate a City-owned 0.10 hectare (0.25 acre) parcel from Special Purpose-Recreation (S-R) District to Residential-Grade-Oriented Infill (R-CG) for the future multi-residential development.

The subject site is 5101 19 Street SW located in the North Glenmore Park Community. It is a corner lot across 19 Street SW to the west of Glenmore Athletic Park. This parcel is currently under Roads' stewardship, but was deemed surplus through the corporate land circulation. RE&DS acts on behalf of the City of Calgary, to redesignate the land to enable future redevelopment in this parcel

The parcel is on the east end of the block. It is undeveloped and relatively flat. The mid-block parcels to the west are Residential-Contextual One/Two Dwelling (R-C2) District with single or semi-detached/ duplex developments. Bookending this block at the west end is 5102 20 Street SW, which is designated R-CG. Many corner lots within a few blocks in this community are also designated as R-CG. An R-CG redesignation can help optimize the subject parcel's development potential, provide infill intensification, take advantage of the proximity to the existing civic recreational facility, and create a balanced street/block pattern by mirroring the lot on the west end.

Concurrent with the land use amendment application, a road plan application to provide a 4.5 metres by 4.5 metres corner cut (10.13 sq.m) at the northeast corner of the parcel will be submitted per Calgary Roads' request.