

Applicant's Submission

LAND USE REDESIGNATION APPLICANT'S SUBMISSION

ADDRESS: 140 25 AVE NE, CALGARY, ALBERTA

LEGAL DESCRIPTION: LOT 1 & 2, BLOCK 12, PLAN 2617AG

DATE: MAY 6, 2019

The current zoning is RC-2. We have applied for a Development Permit Contextual last year. The DP application number is DP2018-5839. We proposed a two storey single family dwelling with walk-out basement and 3 car garage. After circulation, Councilor Druh Farrell office commented that this property is best fit with more density due to the proximity to Centre Street and future Green Line LRT station. Due to the economic setback in Calgary, single family dwelling product in this area is not financially sound. The selling price will go beyond the affordability of average household. After preliminary consultation with Planner, Courtney Stengel, we decide to propose 3 units rowhouse. It will be attractive to different buyers by means of smaller unit, lower selling price, more affordable to younger family, inner city living, close to nearby amenity and most importantly walking distance to future Greenline LRT station.

Even though the site is surrounded by R-C2 zoning, it's only one block from Centre Street. There are different types of Zoning along Centre Street – M-C1, MU-2, C-COR2 and DC. They are all higher density than R-C2. Similar to other parts of Calgary, properties along LRT line will become higher density. This is the vision and future of Calgary.

Our proposal includes 3 units up to 11m high ranging from two to three storeys. There will be parking facility at the back access from the Lane whether it's enclosed garage or carport.

This property was caught on fire late last year. The owner would like to demolish the existing eye-soaring structure and construct something that is affordable and make good to the community.