

Applicant Submission

August 16, 2019

My name is Sarah Sy, and I am writing on behalf of my client and owner of the property 4205 and 4207 2nd Street NW.

We have recently submitted Development Permit applications for the design of two pairs of semi-detached homes on these parcels and unfortunately the Subdivision Department is not granting a 36cm parcel width relaxation. Therefore, they advised that a Land Use Amendment is the only alternative to receive proper subdivision for the development of semi-detached homes for these lots.

Please note that the intent of the Land Use Amendment will not be to further intensify the density of these lots past what we have proposed in the currently active Development Permits. We would like to propose to maintain the current building type (semi-detached) and proposed design shown in the current DP applications. We have already spoken to the Planning and Development Division of the City of Calgary and they have already modified the active DP permits to custom timelines running concurrent to and pending the approval of the proposed Land Use Amendments.

In discussions with the Planner, we are aware of the Community's sensitivities and concerns towards densification. However, our goal is to try to alleviate their concerns by proceeding with concurrent DP applications. We do acknowledge that we are proposing an R-CG land use designation mid-block. However, we have noticed existing/previously approved mid-block M-CG and DC designations nearby. The lots themselves are unique in the sense that they are nearly 52 metres (170 feet) deep, unfortunately, the original subdivision is slightly shy of 13 metres.

Highland Park is a flourishing inner city community with a very diverse demographic. The community is experiencing a healthy amount of development throughout the area. The semi-detached typology of housing is not uncommon in the community and the modest increase in density from 1 to 2 units per lot we are proposing, we feel, is acceptable given consideration of the following points:

1. Site proximity to multiple major public transit lines. The site is within 500m from Routes 2, 38, 3, 62, 64, 109, 116, 142, 300, and 301.
2. Immediate site proximity to signed bikeways along 40th Avenue and 3rd Street.
3. Proximity to schools & community amenities. The sites are within walking distance to both James Fowler High School and Buchanan Elementary.
4. Required vehicular parking will be contained on site, and all required setbacks and building height restrictions as per bylaw will be met.