

## Applicant's Submission

**From:**

Joshua Alexander Steele (on his own behalf and the  
behalf of Joel Stephen Hayes and Stella Valerie Lowey)  
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*September 27, 2019 – Original Draft Date*

*November 13, 2019 – Revised Draft Date*

**To:**

Planning & Development  
The City of Calgary  
PO Box 2100, Station M  
800 Macleod Trail SE  
Calgary, Alberta T2P 2M5

**RE: Land Use Redesignation From DC-28Z91 to MCG-d72 – Updated Application Submission Package in response to Letter from J. Friedman dated September 26, 2019**

1. 2828 33 ST SW, Lot 18, Block 9, Plan 732 GN
2. 2824 33 ST SW, Lot 19, Block 9, Plan 732 GN
3. 2820 33 ST SW, Lot 20, Block 9, Plan 732 GN

The subject parcel is located in the community of Killarney/Glengarry and consists of ±0.166998 ha of privately-owned land. Joshua Alexander Steele, one of the property owners, has been authorized to represent all the landowners listed on the Application Form for the purposes of undertaking a land use redesignation process to facilitate the potential future construction of a town-house style multi-residential complex. The proposed use is well-suited to the subject parcel, given its surrounding context, lot characteristics and location. We believe that the MCG-d72 zoning would best compliment the subject parcel as it would provide the potential for an attached townhouse development that compliments, and more importantly, augments the character, appeal and vibrance of the community.

The site's current DC-29Z91 (Direct Control) District, which has the same Permitted and Discretionary uses of the R-2 Residential Low Density District, allows for residential development in the form of Single Detached Dwellings, Semi-detached Dwellings and Duplex Dwellings, and limits this parcel to two households regardless of configuration. In support of the proposed development, this application seeks to amend the existing DC-29Z91 District to an M-CG-d72 District. A supporting Minor Area Redevelopment Plan (ARP) Amendment to the Killarney/Glengarry ARP will be required.

As you know, the M-CG District typically has higher number of units and traffic generation and, among other things, is intended to: provide some or all units with direct access to grade; have low height and low density; and to be in close proximity or adjacent to low density residential development.

The subject parcel falls within the boundaries of the Killarney/Glengarry ARP, a Local Area Plan approved in 1986 currently under review as it is not aligned with more up to date policy such as the Municipal Development Plan (MDP) and Developed Areas Guidebook (DAG), which support greater housing choice and reinforce more complete and resilient residential neighbourhoods. The MDP identifies ground-oriented

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housing as a key component of complete communities and encourages growth and change in low-density residential neighbourhoods through the addition of a diverse mix of ground-oriented housing options.

### **A. PLANNING RATIONALE**

The subject parcel features numerous characteristics that make it especially appropriate for the proposed M-CG land use change, which will directly facilitate the development of new and innovative inner-city housing options for Calgarians.

**Access, Egress and Lane:** The subject parcel has excellent access and egress from all directions, providing easy access to Richmond Road, Crowchild Trail, 17 Avenue SW, 26 Avenue SW and 37 Street SW. The subject parcel occupies 3 adjacent lots and include a lane corner lot, providing the subject parcel with 3 separate points of lane access and egress unlike most lanes which only include 2, facilitating a development that orients vehicle access to the rear lane, creating an uninterrupted, pedestrian-friendly streetscape interface along 33 Street SW.

**Major Road:** The subject site is located along 33 Street SW, and directly adjacent to and intersecting with 26 Avenue SW to the north and Richmond Road (33 Street SW) to the south, providing ease of access and traffic capacity for current and future residents.

**Proximity to Commercial and Retail:** The subject site is located less than 50m walk from neighbourhood commercial/retail site, which includes food vendors, a veterinarian clinic, a pharmacy, medical providers, a gas station and other similar community retail/commercial service providers.

**Proximity to Transit:** The subject site is located 100m ( $\pm$  1 minute walk) from the Primary Transit Network along 26<sup>th</sup> Avenue SW and 1km ( $\pm$  15 minute walk) to the Westbrook C Train Station, providing convenient access East/West to the City Centre, and North/South to Mount Royal University and southeast Calgary.

**Proximity to An Existing Open Space, Park or Community Amenity:** The subject parcel allows residents direct and easy access to a variety of community resources including parks, schools, and recreation services. The subject parcel is located within 100m ( $\pm$  1 minute walk) from Killarney Elementary School and 500m ( $\pm$  5 minute walk) to Holy Name School and Killarney Glengarry Community Association, and, is within 1 km ( $\pm$  15 minute walk) to Richmond School and the Killarney Aquatic & Recreation Centre.

**Proximity to Existing M-CG Property:** The subject parcel is located directly south to existing M-CG zoned property and directly across the street (east) from M-CG zoned property. The subject property is located in the heart of a neighbourhood thoroughfare (33 Street SW and 26 Avenue SW) and would be an excellent site to be classified as M-CG and the potential recipient of a townhouse style development, which would certainly augment the neighborhood's character and appeal, and, would also stimulate the commercial and retail business area located less than 50m away.

### **B. CITY-WIDE POLICY ALIGNMENT**

This proposed land use redesignation and associated development vision is consistent with the city-wide goals and policies of the Municipal Development Plan, which encourage: the development of more innovative and affordable housing options in established communities; more efficient use of infrastructure; and more compact built forms in locations with direct and easy access to transit, shopping, schools and other community services.

### **C. COMMUNITY ENGAGEMENT**

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The members of our group are individuals of the community who either currently live in Killarney or have at some point in the past. We are fully committed to being good neighbours and working with surrounding community members and stakeholders throughout the application process. Prior to the date of this application our group has already:

- (i) Had numerous consultations with Community Planners in the City of Calgary office for information related to the application process and requested their guidance and advice related to same.
- (ii) Consulted with surrounding neighbours.
- (iii) Engaged with the Killarney Community Association multiple times, specifically Sean Davey who is responsible for community liaison and development, in order to communicate the intent to submit this application and to seek their respective input and guidance.
- (iv) Discussed the application with Ward 8 City Councillor Evan Woolley, who has been very supportive and is fully aware of the density modifier included in this application.

We are committed to engaging with all stakeholders from all demographics in the community including neighbours; the Killarney Community Association; City Council; surrounding churches, schools and cultural centres; and neighbouring commercial and retail stakeholders.

We plan to do the following to ensure stakeholders are properly informed and have the chance to be involved in the process:

- (i) Deliver basic, easy to read pamphlets to the surrounding stakeholder listed above to inform them of the proposed land use change and ways to engage with us for more information and to hear any concerns and or comments they may have.
- (ii) Further engage with the Killarney Community Association in any meetings, town halls or other mediums of communication that they would like us to facilitate or attend.
- (iii) Provide email and or telephone information to the stakeholders (included in the pamphlets and other marketing materials) to provide a medium to communicate directly and efficiently.
- (iv) If possible, advertise the proposed zoning change (and offer the chance to engage) in the Killarney Community Association newsletter or on its website.
- (v) Offer to set up any one on one meetings or invite meetings.

We are open to stakeholder feedback and want to work together with the entire community to ensure full transparency and to answer any questions or concerns to the best of our ability, and further, to consider and hopefully implement any advice that stakeholders may have.

We are fully open to telling our story to all stakeholders. We are community members (not big business developers) who are looking to modify our property zoning for a potential development in the future on our three adjoining properties, and, are open to including other adjacent neighbours in a potential future project if they were to be interested. The reason we are doing this is because we believe, among other reasons, given the age of the homes on the properties and the focus by the City to densify and build Calgary from the inside out, that the time has come to redevelop some locations within the area and that our properties are perfectly suited for this type of development. Most importantly, we truly believe that this type of zoning

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and prospective development would great compliment the community and augment its liveability, energy and community sprit and participation.

MCG-d72 development has been successfully integrated in the area previously and has been executed in a classy, complimentary way that does not overbear the community from a design or density perspective, or negatively affect its members or its current aesthetic. The development would replace older somewhat rundown homes with modern sophisticated homes near schools, commercial and retail locations and would contribute to the walkability and vibrance of the community directly at one of its main arteries (33<sup>rd</sup> street and 26<sup>th</sup> avenue). We acknowledge that there may be some concerns over size of a possible development (height, shadows etc.) and parking, however we believe that the benefits greatly outweigh these concerns, and that these concerns can be addressed and mitigated prior to a development permit being issued.

The proposed land use redesignation is in keeping with the city-wide goals and policies of the Municipal Development Plan and will facilitate a development vision that will introduce new and innovative housing options for Calgarians looking to live in established communities that enjoy excellent access to transit, existing infrastructure and community amenities. Throughout this proves we want to work with individual members of the community, the Community Association and the Ward Councillor's office to ensure we are furthering the City's goals in respect of growth and development.

For the reasons outlined above, we respectfully request that Administration, Calgary Planning Commission and Council support this application. Should you have any questions, comments or concerns, please contact us at 403.852.5311 or [alex.steele@blakes.com](mailto:alex.steele@blakes.com).

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