

Applicant's Submission

25 November 2019

Land Use Redesignation Applicant's Submission

As the current owner of the residence located at 2218 26 Street S. E., I am applying to rezone the current parcel of land from Residential Contextual (R-C1) to Residential Context (R-C2) to allow for the development of a semi-detached dwelling.

There have been pockets of redevelopment throughout the neighboring communities in recent years which speaks to the desirability of the area and serves as an indication of demand for this type of housing product. We believe our rezoning application should be approved by City Council for the following reasons:

Tax Base Uplift: Given the urgent budget situation faced by the City, at this time, new developments contribute greatly to an expanded tax base without public investment in new infrastructure.

Need to add appropriate density: As the City population grows there must be a mechanism to naturally add population and density to older grid areas. The support initiative of the RC2 zoning is the product that feeds this need.

Increasing inner city affordability: Calgary is facing an affordability challenge for new families looking to live in established communities. Semi detached housing will allow for more affordable inner-city living options within the community.

Attractiveness of Semi-detached form: The location of the lot can improve the pedestrian realm along 26th street by featuring new building facades with entries that blend with existing homes, without being over bearing.

Aesthetic: Arguments opposing this type of housing are generally reactionary and confuse 'older' homes with additive character and 'new' homes with diminished character. There are no character guidelines for the community of Southview that would prevent a housing project such as this one from being complimentary to the 26th street location. Rather the existing dwelling is in much need of an extreme face lift.

Building and Supporting local community: Infill construction and the density associated with it is an investment in the Southview Community. It grows investment and employment which in turns expands the local community. Further, having a broader socio-economic diversity of residents will also enhance and support the local community.

Supporting family housing options: This location falls within a desired school catchment, and it is likely that semi-detached dwellings will attract families with young children. Over the long term, the school needs to be populated by children within walking distance. By approving this land change, Council is placing the needs of children above those who object to density.

Inability to demonstrate harm: There are no statistics or other evidence that the Southview community will be harmed by a new infill development. Without evidence or proof of harm, applications to build new housing should be welcomed by Council.

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MDP: The applicable Municipal Development Plan (MDP) encourages redevelopment and modest intensification in inner city communities such as Southview. Southview in particular is a community that should welcome redevelopment and densification due to its proximity to a Primary transits Network (LRT/ Rapid bus route) and an Urban Main Street (17th Ave SE) as well as its proximity to a major skeletal road (DEERFOOT TRAIL).

As a young professional married couple who both work downtown, we appreciate the proximity to local public transportation and the newly established rapid bus transit line. We also take pride in starting our life together consuming less of an environmental foot print and living in a duplex will help us achieve this goal. We truly see the value in our community and believe redevelopment will have a great impact on the community's value and desirability.