

Applicant's Submission

December 30, 2019

On behalf of the landowner, please accept this application to redesignate a +/-0.054 hectare site from R-C2 to M-CGd75 to allow for:

- A multi-residential building (e.g. townhouse, apartment building)
- a maximum building height of 12 metres (an increase from the current maximum of 10 metres)
- a maximum of 4 dwelling units (an increase from the current maximum of 2 dwelling units)
- the uses listed in the proposed M-CG designation.

The subject site, 712 Poplar Rd. SW, is bounded by lanes to the north and east and fronts onto Poplar Rd. SW. Immediately to the east of the site is a four units M-CG lot currently under construction. Immediately to the north of the site is Spruce Cliff Park and Wildflower Arts Centre. Single detached dwellings are on the immediate south and west of the site. Multi-residential buildings and public seNices in the form of residential care and school are also in close distance.

The parcel is only about 65 meters from the Route 93 southbound bus stop. This bus stop provides seNices to Westbrook Station which is part of the Primary Transit Network. The parcel is also within walking distance to several open spaces in the community, including Wildflower Arts Centre open space immediate north of the site, Poplar Park, Cedar Crescent Park, and Calgary Quest School open space.

The existing Residential - Contextual Two Dwelling (R-C2) District allows for low density residential development with a maximum of two units. The proposed M-CGd75 District allows for a 4 units development with a maximum height of 12 meters. Calgary Land Use Bylaw explains that the M-CG District:

- (a) is intended to apply to the Developed Area ;
- (b) has Multi- Residential Development that will typically have higher numbers of Dwelling Units and traffic generation than low density residential dwellings;
- (c) has Multi- Residential Development designed to provide some or all units with direct access to grade;
- (d) provides for Multi- Residential Development in a variety of forms;
- (e) has Multi- Residential Development of low height and low density;
- (f) allows for varied building height and front setback areas in a manner that reflects the immediate context;
- (g) is intended to be in close proximity or adjacent to low density residential development;
- (h) provides outdoor space for social interaction; and
- (i) provides landscaping to complement the design of the development and to help screen and buffer elements of the development that may have impacts on residents or nearby parcels.

Municipal Development Plan

The proposed redesignation fundamentally complies with the goals of the Municipal Development Plan.

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The subject parcel is located within the Developed Residential Area - Inner City of MOP. This area is well serviced by existing infrastructure, public amenities, and transit. The policies support moderate intensification that respects community context.

The proposed development only modestly increases the use of the land. The proposed zoning M-CGd75 is intended to accommodate a grade-oriented four units development in close proximity or directly adjacent to low density residential development.

Summary

The proposed use aligns with the policy direction of city's growth plan, which promotes efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

We ask the city to support our application based on the reasons listed above. In addition, it also meets most of the criteria for

Multi-Residential Infill including:

- within 400 meters of a transit stop (about 65 meters away from Southbound 93 bus stop)
- within 600 meters of a transit stop on the Primary Transit Network (550 meters from Westbrook LRT station)
- close to existing open space or park or community amenity
- adjacent to existing or planned non-residential development or multi-unit development. (M-CG development on the immediate east of the site, residential care on the east side of Spruce drive and Wildflower Art Centre is on the immediate north of the site)
- direct lane access
- on a collector or higher standard roadway on at least one frontage (Poplar Road)