

Applicant's Submission

2020 June 2

This is an applicant's planning overview detailing site constraints, parcel details, parcel characteristics, and the intent of the redesignation.

#1024 Maggie St is a small parcel located in the community of Ramsay, Central SE Calgary. The rectangular lot has dimensions of 15.12m X 20.12m, with a lot area of just 304m² (0.03ha), and is situated at the corner of MacDonald Avenue and Maggie Street SE. This parcel is currently zoned R-C2, with adjoining parcels to the East also R-C2 containing existing bungalow dwellings, and adjoining parcel to the South M-CGd75 containing a multiple building multi-residential townhome development. Directly across Maggie St to the West is a CN-1 Neighbourhood Commercial development. Across MacDonald Av to the North are R-C2 mixed dwellings.

The existing parcel contains a 1906 two-storey home including a primary dwelling unit and secondary suite, each having on-site gravel parking pads access by Maggie St. The parcel is relatively flat with no notable irregularities. There are existing trees, fencing, and minimal landscaping. There are two existing curb cuts, one accessing each MacDonald Av and Maggie St. Directly adjacent to the North property line is a transit bus stop on the city sidewalk. There is no existing sidewalk along Maggie St to the west of the parcel.

Nearby public transit options are fairly diverse. Proposed Green Line LRT station at Inglewood/Ramsay is approximately 400m to the Southeast. Nearby bus routes include: #17 and #24 directly adjacent to the parcel; #103 and #101 540m to the Northwest; and, #1, #101, #302, and #307 280m to the Northeast.

Nearby public green space is quite extensive and within easy walking or bicycling distance, including: the Enmax Park 40m to the West; Scotsman's Hill 400m to the South; Bow River Pathway in Inglewood 440m to the Northeast; Fort Calgary and the East Village River Walk 600m to the North; St. Patrick's Island and the Calgary Zoo 800m to the Northeast; and the Pearce Estate Park 1.80km to the East.

Subject parcel is well located for ease of access to primary road networks, including: 9th Av SE within 300m; access to Memorial Dr NE within 1.75km; access to Edmonton Tr NE within 2.2km; access to Blackfoot Trail SE within 2.4km; and access to Deerfoot Trail SE within 3.0km. The downtown core is located 2.0km to the Northwest, and this site has countless amenities available within a 2.0km radius.

Should the redesignation process be approved by the City and at Council, our intent for a future development through the DP process would be a single family home with an attached Live/Work business. Our clients, the owners, are looking to raise their family in Ramsay while accommodating the operation of their small business.

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The design work on the future development is ongoing and we have not yet finalized a floorplan and exterior facade. As the redesignation process takes several months, our plan was to finalize the design at one point inside the redesignation, and prepare to submit for DP either concurrently in the future, or after the LOC is approved.

The proposed development is currently designed for up to two external employees and up to four clientele at any one time, in addition to the residents of the dwelling. We have space allotted for three on-site parking stalls for clients, and one on-site parking for employees. Both employees and clients will have the additional opportunity to walk, bicycle, or take public transit to the site, in addition to several options for free street parking within close proximity. Parking options nearby includes: Two hour street parking along Bellevue Street to the West; street parking at the end of Maggie Street to the North; two hour parking at a city parking lot on 11 Av SE between Maggie Street and 8 Street SE; and permit resident parking along Maggie Street to the West.