

Applicants Submission



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Applicant's Submission

The Owens Block – 3103 Kildare Crescent SW

Project: Proposed Re-Zoning and Rowhouse Building Development (Concurrent Submission)
Municipal Address: 3103 Kildare Cres SW
Current Land Use: DC
Proposed Land Use: RC-G
Community: Killarney/ Glengarry
Date: June 23, 2020

Application for re-zoning with the intent to build a rowhouse development that complies with the Land Use Bylaw, Municipal Development Plan (MDP) and the Developed Areas Guidebook (DAG) The new Area Redevelopment Plan for Killarney/ Glengarry (ARD) was adopted by Council in 1986 and does not align with the more up to date policy such as the MDP and DAG.

The development proposes a Land Use Redesignation to communicate the developers commitment to the intention and design principles of the MDP.

The existing land use district can't achieve the desired proposed use because (DC) does not accommodate grade-oriented development in the form of Rowhouse Buildings which requires The Residential – Grade-Oriented Infill (RC-G) District where a Rowhouse Building is a permitted use.

The requested variance is from (DC) to (RC-G) to accommodate a grade-oriented (4-Unit) rowhouse building.

Introduction

The subject site is located at 3103 Kildare Cres SW (1 lot). The site faces Kildare Cres SW adjacent to a public park, and 30 Ave SW that corners Holy Name Elementary School public park, AND open space. The EB 45 Street CTrain Station is approximately 2.2 km North West of the subject site

The proposed land use change would allow for a residential use development that conforms to the principles and vision of the MDP

The proposed would keep several City policy documents. One of the goals of the MDP is to increase

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inner-city density and provide transportation options for Calgarians that reduce their reliance on the automobile by increasing transit use.

Site Context

Currently the area surrounding the site has a mix of R-C1, R-C2, R-CG residential built forms. The adjacent site South of the subject site is an R-C2 Land Use, two-storey Semi-detached dwelling, and the site North adjacent to 30 Ave SW is an R-C2 Land Use and a two-storey Semi-detached dwelling. 2839 36 Street SW is located North of the subject site is a R-CG Land Use and a three- storey Rowhouse building, 2840 35 Street SW is located North East of the subject site and is a R- CG Land Use and a three-storey Rowhouse Building, 3047 37 Street SW is located West of the subject site and is a M-C1 Land Use and a Multi-Residential Development.

Urban Design

Increasing density in the appropriate locations is essential in encouraging a community to live and play in their community. Increasing the density of the residential development in this location with its close proximity to the two public parks, adjacent street parking on 36 ST, 35 ST, 30 AV, Kildare CR, is paramount to controlling the impact of the increased densities and reduces the impact of vehicle parking and is why the subject parcel was the most appropriate location for the developers commitment to the community.