

Applicant Submission

September 11, 2020

One of the long range goals of the MDP is to increase density in the inner city. While many interior lots that are currently R-C2 are difficult to add density to unless several lots are purchased together, there is a growing trend in Calgary to use corner lots to help densify in adapting neighborhoods.

R-CG zoning was developed specifically for such corner lots due to its unique position on 2 streets. This will allow having low-rise row-houses (for example) that faces both streets providing enhanced building exposures, avoiding the blank side walls seen in many areas where the sides of semi-detached are not well articulated and also provides interaction with the street. Enhanced and tightly controlled bylaws for R-CG also protect adjacent lots from issues while providing density, and following the MDP long range goals.

The area between Center and the 100 block is already slated to be much higher density than R-CG in most of the corridor. We believe this type of project provides a good buffer and transition from the higher density to the lower density between Center and the 200 block. A development like this does not promote further density to internal lots like R-C2, as mentioned above, but it does provide a good buffer and a suitable transition in housing variety. R-CG allows slightly higher densification, generally up to 4 units, but it is still classified in the bylaws as a low density residential district and not a multi-family residential district, and acts as a good blend of housing.

R-CG rules and bylaws have very strong checks and balances prohibiting excessive height and massing issues, as well as particular setbacks to protect neighboring properties from shadowing and privacy issues. This would be one of the types of lots that meet the goals of the MDP while providing a variety of housing diversification for the neighborhood.