

# Applicant Submission

December 17, 2020



RE: Land Use Redesignation | Applicant's Submission,

We are applying to the City of Calgary for a land-use change from R-C2 to R-CG at 4315 15 Avenue SW. The intent of this application is to make allowable the construction of four (4) Rowhouse units on this corner parcel. Through our pre-application consultation with the City of Calgary it is noted that all vehicular access will be limited to the lane for any future development. At this time no formal design has been developed and our application is for the change in land use only.

The R-CG typology is listed a Grade-Oriented Infill development which supports Rowhouse building as a permitted use provided any proposed development conforms to section 347.3 or the Calgary Land Use Bylaw 1P2007.

We feel this site is suited for this type of development for the following reasons:

This Inner-City location has many benefits of increased density:

- Supports the use of existing City infrastructure
- Proximity to the downtown core
- Proximity to the 45 Street Ctrain Station (3 block walking distance)
- Proximity to Rosscarrock School (4 block walking distance)
- Proximity to Westbrook Mall
- Proximity to the Rosscarrock Community Hall (2 Blocks walking distance)
- Proximity to St. Michael, Vincent Massey, and Westgate Schools (2,3 and 4 blocks away)
- 4315 15 Avenue is a Corner Lot at the North West Corner of the Block. Location will have no shadow impact on adjacent neighbours.
- Ease of access to busy traffic corridors 17<sup>th</sup> Avenue and Sarcee Trail.

Similar R-CG land uses currently exist within the Community of Rosscarrock; most commonly these sites are located along 39<sup>th</sup> Street SW between 17 Avenue SW and 8 Avenue SW.

A single lot example of this Land Use can be found at 40<sup>th</sup> Street SW and 7<sup>th</sup> Avenues SW

We are reaching out to adjacent neighbours and the Community Association in an effort to solicit comments and suggestions from residents for this change to the land use and for any subsequent site development. If you have any concerns, feel free to contact me directly.

To Align with the City of Calgary's Climate Resilience Strategy, the applicant commits to applying sustainable building strategies in any future development, should the Land Use Application be approved. As a LEED® Accredited Professional I commit to meet and exceed all energy requirement in section 9.36 of the Alberta Building Code and encourage my clients to reduce the carbon footprint of any potential development. Typically, we seek to reduce energy consumption by way of enhance building envelope design, Building Massing and orientation and through the re-use of existing inner City infrastructure.

Thank you,

A handwritten signature in blue ink, appearing to read 'Jeffrey Riedl'.

Jeffrey Riedl

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