

Applicant Submission

December 9, 2020



Principal: Ajith Karunasena, Architect, AAA & Urban designer

Land Use Re-designation, Land use Application –LOC2019-0169

From R C2 to R-CG: 2804 32nd Street SW . Lot 36, Block 9, Plan 732 GN

Applicant Statement

The subject parcel is located in the community of Killarey/Glengarry and consists of 1,058.85m² of privately owned land. We are planning to develop 4 townhouses. One visitor parking stall provided. Access for parking from the lane. The proposed use is well suited for the site, given its surrounding context, lot characteristics and location.

The R-CG District is a Low Density Residential District intended to facilitate grade-oriented development. The objective of the R-CG District is to allow for grade-oriented development such as Rowhouse Buildings, Duplex Dwellings, Semi-detached Dwellings and Cottage Housing Clusters. Moreover, it offers integration of various grade-oriented housing through flexible parcel dimensions and building setbacks. Additionally, it accommodates site and building designs that meet the functional requirements evolving households.

PLANNING RATIONALE

The subject site features numerous characteristics that make it especially appropriate for the proposed R-CG land use change, which will directly facilitate the development of new and innovative inner-city housing options for Calgarians:

Direct Lane Access: The subject site has direct lane access, facilitating a development that orients vehicle access to the rear lane, creating an uninterrupted & pedestrian-friendly streetscape along 32nd street SW & 26th ave SW.

Proximity to Transit: The subject site is along 32nd Street SW. Site is close to a number of schools, and park spaces.

CITY-WIDE POLICY ALIGNMENT

This proposed land use re-designation and associated development vision is consistent with the city-wide goals and policies of the Municipal Development Plan, which encourage: the development of more innovative and affordable housing options in established communities; more efficient use infrastructure; and more compact built forms in locations with direct and easy access to transit, shopping, schools and other community services.

COMMUNITY ENGAGEMENT

Throughout the application process, Jag Custom Homes is committed to working with neighbours and the surrounding community members and stakeholders. As part of that commitment, Jag Custom Homes implemented a transparent application process with the community engagement efforts to ensure a clear process for all stakeholders. Important stakeholders such as the Community Association and Ward Councillor's office are actively invited to participate in our process online(created a website for community engagement).

Conclusion

The vision of the proposed land use re-designation is in line with the city-wide goals and policies of the Municipal Development Plan. Moreover, the objective of the development allows Calgarians to reside in new and innovative housing with accessibility to transit, existing infrastructure and community amenities. For the reasons outlined above, we respectfully request the Administration, Calgary Planning Commission and Council to support this application.

Ajith Karunasena

Architect AAA, and Urban Designer

B.Sc. (BE), M.Sc. (Arch), MUDS (M.Sc. Urban), RIBA (UK), AIA (SL), MRAIC, LEED AP

Seika Architecture Ltd