

Applicant Submission

September 8, 2020

This lot is located in Ramsay at 2013 8th ST SE. It is located at the end of block intersecting 21st Ave SE and 8th ST SE. The owners would like to rezone to R-CG and allow for a 3 unit rowhouse style development. It is desirable to rezone for the following reasons:

1. Ramsay is a walkable community which has Scotman's Hill that over looks Calgary's Stampede grounds and Calgary's Core.
2. The subject parcel is with in 88 meters of a bus stop on 21st Ave SE and 552 meters of the future Green Line LRT Station which allows for safe and convenient transit in and out of the community. This density is also integral for transit support and allows for more mobility choices.
3. This corner parcel is the ideal location for the R-CG 3 unit rowhouse and would create more housing choices within the community. It would further Ramsay's distinctive and attractive character.
4. A rowhouse development would achieve a balance between community growth and responsibility. It would assist in optimizing existing and future infrastructure.
5. Allowing for a mix of housing choices helps with affordability, accessibility, community life cycle, and life style needs of different groups.
5. It would be attractive to new comers and young families.
6. It encourages high quality urban development.
7. There would be no shadowing of the adjacent parcel in the evening hours by any future development. The development massing would be limited by the R-CG guidelines.
8. The increased density is minimal and low impact to the adjacent neighbors and the community as a whole.