

Applicant Submission



January 7, 2021

On behalf of the landowner, please accept this application to redesignate a +/-0.054 hectare site from R-C2 to DC (R-CG) to allow for four units row houses with garage along the lane. Immediate to the north of the site is a lane. That's why we need to ask for DC district.

The subject site, 712 Poplar Rd. SW, is bounded by lanes to the north and east and fronts onto Poplar Rd. SW. Immediately to the east of the site is a newly built four units M-CG lot. Immediately to the north of the site is Spruce Cliff Park and Wildflower Arts Centre. Single detached dwellings are on the immediate south and west of the site. Multi-residential buildings and public services in the form of residential care and school are also in close distance. The parcel is only about 175 meters from the Route 93 southbound bus stop. This bus stop provides services to Westbrook Station (about 730 m away) which is part of the Primary Transit Network. The parcel is also within walking distance to several open spaces in the community, including Wildflower Arts Centre open space immediate north of the site, Poplar Park, Cedar Crescent Park, and Calgary Quest School open space. The existing Residential – Contextual Two Dwelling (R-C2) District allows for low density residential development with a maximum of two units.

The proposed DC (R-CG) District allows for a 4 units development with a maximum height of 11 meters. Policy Alignment The proposed redesignation fundamentally complies with the goals of the Municipal Development Plan. The subject parcel is located within the Developed Residential Area – Inner City of MDP. This area is well serviced by existing infrastructure, public amenities, and transit. The policies support moderate intensification that respects community context. The proposed development only modestly increases the use of the land. The proposed zoning DC (R-CG) is intended to accommodate a grade-oriented four units development in close proximity or directly adjacent to low density residential development. Public Engagement The original application was to pursue M-CG at this location.

After extensive engagement with Spruce Cliff Community Association, Ward Councilor and file manager, decision was made to switch to DC (R-CG) instead. The engagement also includes open house at community association and door knocking and speaking with every homes in the block and residents living in close proximity. The current application truly take into accounts inputs from different parties.

In Summary, the proposed use aligns with the policy direction of city's growth plan, which promotes efficient use of land, regional infrastructure, and establishing strong, sustainable communities. We ask the city to support our application based on the reasons listed above.

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