

Applicant Submission

Company Name (if applicable):

LOC Number (office use only):
LOC2020-0133

Applicant's Name:

Valarie Best

Date:

Sept. 10, 2020

An application for land use redesignation from R-C2 to R-CG is being sought at this time with no development plans.

The original application was for 2 lots (Lots 10 & 11 at 2403 & 2407 52 Ave. S.W.). Based on feedback from stakeholders, the application has been amended to the corner lot 11 2403 52 Ave. S.W. only.

Ultimately, a developer may wish to build higher density housing such as a row house or duplex at this location.

There are numerous similar new builds in this well-established, family friendly, North Glenmore Park neighbourhood. The benefit to the city is that it helps to densify the city center, limiting urban sprawl. It is my opinion that a new build at this location would have minimum impact to the community. The property is on a dead end street and the lot sizes would permit the building of garages in addition to the current permit parking on the street.

The property is in close proximity to multiple bus stops, the closest being a 4 minute walk. Nearby are walking and bike paths and major roadways (Glenmore Trail and Crowchild Trail). It is also a short commute to downtown Calgary (<10 minute drive). Local employment opportunity (ATCO centre) (<5 minute walk) Next door to Central Memorial High School Close to Mount Royal University (1.2 km) and major shopping centre (Chinook Mall 6.4 km)

Information has been freely shared with the impacted stakeholders (neighbours and North Glenmore Park Community Association) and feedback has been solicited and welcomed.