

Applicant Submission

Company Name (if applicable):

Horizon Land Surveys

LOC Number (office use only):

Applicant's Name:

Lei Wang

Date:

January 29th, 2021

On behalf of the landowner, please accept this application to redesignate a +/-0.59 acre (+/-0.24 hectare) site from DC Direct Control District (Bylaw 12Z96) to Residential - One Dwelling (R-1) to accommodate future subdivision and construction of two new single detached dwellings with the existing dwelling to stay.

The original proposal filed back on July 2020 seeks to subdivide the lot into two large lots, with each lot to be constructed with single detached dwelling at an estimated cost of 1.5 million each. Upon further evaluation of the economic situation and market, the owner has requested a change to accommodate a more moderate lot similar in scale and size to surrounding houses. This is to minimize market risk while at the same time make sure the new constructed house would be more affordable thus attracting people to move into the area.

The subject site is surrounded by low density residential development on all sides. To the north across 26 Ave SW is a block of R-1 houses with front attached garage. To the west and south is a bareland condominium development composed of semi-detached dwellings. To the east is another R-1 single attached residential dwelling. The site is also bounded by Elysian Crescent SW on the west, which is a private road intended only to access the bareland condominium site. Access to site is limited strictly to 26 Ave SW. The proposal seeks to utilize the existing access for the mutual access of two proposed lot. The existing house is to be serviced by a new approach to the west side of the lot.

The proposal seeks a Residential -One Dwelling (R-1) District designation. Under the current DC designation, only one subdivision of 0.5 acres or less is allowed. The plan is to subdivide the lot into three lots with the existing dwelling to stay and two new single detached dwellings.

The proposed designation of R-1 is in alignment with the Springbank Hill Area Structure Plan. The plan indicates the site as within "Standard Suburban" land use category, which carries a density in the range of 7 to 17 units per hectare. According to this density, the site could accommodate 1-4 dwelling units. The proposed 3 dwelling developments falls well within this range.

As the applicaiton is in complete alignment with local area structure plan and is also consistent with the fabric of the surrounding areas, we thus sincerely ask the city to support our application.

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