

Applicant Submission

April 12, 2021

On Behalf of the landowner, please accept this application to redesignate a ± 0.056 hectare site from R-C2 to R-CG to allow for:

- rowhouses, in addition to the uses already allowed (e.g. single-detached, semi-detached, and duplex homes and suites).
- a maximum building height of 11 metres (an increase from the current maximum of 10 metres).
- a maximum of 4 dwelling units (an increase from the current maximum of 2 dwelling units).

The subject site, 2204 35 Street SW is located in the community of Killarney/Glengarry at the corner of 21st Ave SW and 35 Street SW. Surrounding land uses are mostly R-C2 single detached dwelling with S-CI Special Purpose Community Institution Church across the lane. The site is also only half a block away from R-CG use along 36 Street and two blocks away from M-C1 use along 37 Street.

The site is approximately 0.056 hectares in size with rear lane existing to the east of the site. The property is currently developed with a one-storey single detached dwelling built in the 50s. Vehicle access to the parcel is available and is currently through the lane. The subject lot is located approximately 800 metres from Westbrook LRT station and 300 to 450 metres away from bus stops, providing service throughout South Calgary, Mount Royal and Glendale as well as into the Downtown Core and other LRT stations.

Public Engagement

Before undertaking the project, our office completed the "Community Outreach Assessment". The project's impact score is "1A". So we are implementing a direct approach to reach the community association, local residents within a 90 metre radius. During the process, our staff did door knocking and spoke with residents at home. The main concerns our office got are with regards to increased traffic, increased density, height, shadow effects, and safety. We believe those can be properly dealt with at the development permit stage.

In addition, we have also reached out to the Community Association and Ward Councillor Woolley's office for their comments.

Policy Alignment

The subject parcel is located within the Residential-Developed-Inner City area of the Municipal Development Plan. The applicable policies encourage redevelopment of inner-city communities that is similar in scale to existing development, including a mix of housing such as townhouses and row housing. The Municipal Development Plan also calls for a modest intensification of the inner city, an area serviced by existing infrastructure, public amenities and transit. The proposal is keeping with the relevant policies of the MDP as the rules of the R-CG provide for

development forms that may be sensitive to existing residential development in terms of height, built form and density.

We ask the city to support our application based on the reasons listed above. In addition, it also meets most of the criteria for Multi-Residential Infill including:

- within 400 metres of a transit stop
- direct lane access
- close to existing open space or park or community amenity (Holy Name Church)
- along or in close proximity to an existing or planned corridor or activity centres (walking distances from commercial establishments along 37 Street and 17 Avenue)
- On a corner parcel