

Applicant Submission

April 22, 2021

RE: Land Use Re-designation from R-C1 to R-CG 4107 17 Ave SW (Legal Addresses: Lots 18, Block 21, Plan 2002GS)

This application proposes to redesignate the parcels 4107 17 Avenue SW R-C1 (Residential - Contextual One Dwelling District) to R-CG (Grade-Oriented Infill District).

The landowner vision for the property is a development with a 4-unit residential building. Parking would be provided at grade within the property at the rear lane.

The subject site 4107 17 Ave SW is a corner lot located along 17 Avenue SW and Grand Oaks Dr SW with existing single dwellings currently built on site. Parking is currently provided via rear lane with direct access to 17 Ave SW. In the neighborhood context is a healthy mix of single/semi dwellings, Multi-Residential, and Commercial developments along 17 Avenue SW. The following factors can be taken into consideration for the re-designation of these lots:

- Many commercial businesses within walking distance.
- The subject site is approximately 3 kilometres from Downtown Calgary
- Creating a welcome gate into the city by redeveloping with updated buildings improving public space
- Provides housing for people who want to live near down town but not directly downtown.
- This facilitates transportation and interconnectedness with various other areas of the city and allows for easier access.
- Multiple Buses serve the area

Fundamentally, this is about the future development for 17 Ave SW and the Glendale Community. Current designations within the community are mixtures of R-1, R-1s, M-CG, S-R, DC zonings and more. While the proposed R-CG allows slightly higher density than the current designation, the rules of the district ensure that development is compatible with current and future density developments. The subject site is located in a thriving neighborhood- it is not only attractive to families, but also to commercial establishments. When there is a population to support these businesses, they can move in and provide amenities to a community. With each amenity, a community integrates the more walkable and connected to its residents.

The proposed re-designate meet the goals of the City of Calgary's Municipal Development Plan (MDP). This policy generally encourages a more diverse housing type in established and central Calgary communities, more efficient use of in-place infrastructure, and more compact build forms in locations with direct access to transit, goods and services, schools, communal amenities and more while still maintaining a sense of interconnection and community.

No pre-application in-person meeting was scheduled prior to this re-designation application due to the current COVID-19 pandemic. The Glendale Community Association will be consulted.