

# Applicant Submission

FarMor Architecture

Applicant's Name:

Farhad Mortezaee

June 21, 2021

## PLANNING RATIONALE

Site address: 637 51 AVE SW, CALGARY, AB

The proposed land use re-designation is located in the Community of Windsor park in the southeast corner of 51 avenue SW and 6 Street SW. The current zoning is R-C1 with lane access. The parcel is already a consolidation of three smaller parcels typical to the smaller residences common around the neighborhood. It is mainly a north facing parcel with the lane on the south side and 6 street on the west side.

We are proposing to change the current zoning of R-C2 to R-CG (Residential Grade-oriented Infill) to appropriately accommodate the proposed development of 6 residential units plus their associated 6 secondary-suites. This proposed modest densification is driven by the current market demands as well as the population projections expected between 2018 and 2023 in the community as presented by the City of Calgary. The site is a block away from the Elbow Drive SW to the west which has numerous mixed-use developments as well as a block away from 50th Ave SW to the north which was designated as a "Parkway" in 2009 under the Calgary Transportation Plan. Furthermore, we are aiming to provide a dedicated bicycle parking space within each suite that is conducive to the site's proximity to 50th Ave which prioritizes pedestrian and cyclist activity over vehicular activity. With this in mind, we are hoping that the pedestrian and cyclist activity is also stimulated along 50th AVE SW on both sides of the Elbow River.

Furthermore, we believe that our development will further add to the diversity of housing in the area which will result in further diversification of the demography of residents. This townhouse development will be sensitive to the contextual scale of the existing buildings without causing significant shadowing into the neighbouring parcels.