

Applicant Submission

July 20, 2021

RE: Land Use Re-designation from R-C2 to R-CG 808 10 Street NE (Legal Address: Lot 33, Block 158, Plan 8150 AN)

This application proposes to redesignate the parcel 808 10 Street NE R-C2 (Residential - Contextual One/Two Dwelling District) to R-CG (Grade-Oriented Infill District)

The landowner vision for the property is a development with a 4-unit residential building.

The subject parcel is a corner lot, located on 10 Street NE and Child Ave NE. We are seeking a development with a 4-unit residential building. The proximity are currently low density buildings with the potential for higher density due to the following factors:

- -The subject site is approximately 1.6km from the Downtown Core.
- -Provides housing for people who want to live near downtown but not directly downtown.
- -The subject site is located in a neighbourhood connector area that promotes a broad range of housing types.
- Close proximity to several bus routes in the area
- -creating a welcome gate into the city by redeveloping with updated buildings improving public spaces.

Fundamentally, this is about the future development of the Renfrew Community. Current designations within the community are mixtures of R-CG, R-C2, C-N1, M-CG zonings and more. While the proposed R-CG re-designation allows slightly higher density than the current designation, the rules of the district ensure that the development is compatible with current and future density developments. 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 redesignation meets the goals of the City of Calgary's Municipal Development Plan (MDP). This policy 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.