

Applicant Submission

2021 July 15

On behalf of the landowner, please accept this application to redesignate a +/-0.056 ha land from current R-C1 to R-C2 to allow two singles/duplex developments. The maximum height will stay at the same 10 meters.

The current site is a vacant lot along 32 Ave with steep terrain from the front to the back, making it ideal for a walkout design. The site is right by Bow River Pathway and large open space along the Bow River. The site is also in close distance to Market Mall, Montaban Park, University of Calgary and Children's Hospital. Closet bus services are either along Home Road (route 53, 408, 422) or 48 Street (route 422). Both are about 300 meters away.

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 to community association, local residents within a 90 meters radius and also Ward Councilor Office.

On June 2nd, 2021, our staff did post card deliver to residents within a 90 meters 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 Community Association and Ward Councillor'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 and built form 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 in keeping with the relevant policies of the MDP as the rules of the R-C2 provide for development forms that may be sensitive to existing residential development in terms of height, built form and density.

The proposed R-C2 only represents a small increase of density and a better use of the current vacant land. With its closeness to so many commercial and recreational establishments, we believe it is a good proposal for the city. Hope you can support the proposal.