

Applicant Submission

2021 July 06

On behalf of the landowner, please accept this application to redesignate a ±0.056 hectare site from R-C1 to R-CG to allow for:

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

The subject site, 5303 19 Street SW is located in the community of North Glenmore at the corner of 52 Ave and 19 Street SW. Surrounding developments are mostly R-C1 with recently approved R-CG on the other side of the lane. Glenmore Athletic Park is also located directly across 19 Street SW.

The site is currently developed with a one storey single detached dwelling. Rear lane exists to the south of the site. The site is served by Calgary Transit bus service (Route 7 & 107), with stops located approximately 200 meters walking distance.

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 Councillor Office.

On May 13th, 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 Farkas's office for their comments.

Police 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-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 four of the criteria for Multi-Residential Infill including:

- within 400 meters of a transit stop
- direct lane access
- close to existing open space or park or community amenity (Glenmore Athletic Park)
- collector road
- On a corner parcel