

Applicant Submission

2021 July 7

On behalf of the landowner, please accept this application to redesignate a ±0.055 hectare site from R-C2 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, 502 12 Ave NE is located in the Community of Renfrew at the corner of 4 Street and 12 Ave NE. Although it surrounds predominantly by single detached dwelling or duplex, M-CG zoning properties are right on the west side of the property across 4 Street. In addition, there is already a approved R-CG lot on east end of the block with row house developments.

The site is along 12 Ave, a main collector road. It is also in close distance to Edmonton TR, a few blocks away from 16 Ave and Renfrew Boys and Girls Club. Calgary Bus services are in walking distance, about 50 meters away from west and east bound serving bus route 17 and 745. Bus services and various commercial establishments along Edmonton TR are also in short 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.

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-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 most 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
- Collector road
- On a corner parcel
- Close proximity to an existing corridor or activity center