

Applicant Submission

October 20, 2021

On behalf of the landowner, please accept this application to redesignate a +/-0.060 hectare site from R-C1 to R-C2 to allow for:

- semi-detached and duplex homes in addition to single detached homes and secondary suites that are already allowed;
- a maximum building height of 10 metres (no change from the current maximum);
- a maximum of 2 dwelling units (an increase from the current maximum of 1 dwelling unit); and
- the uses listed in the R-C2 District.

The subject site, 4103 42 Street SW, is a corner lot between Richmond RD SW and 42 Street SW located in the community of Glamorgan. It is approximately 0.060 hectares in size and currently developed with a single detached house and garage along the lane. The parcel is surrounded by single detached house to the west and south and duplex to the east across the road.

The lot is well serviced by Calgary Public Transit with the closest bus stop about 50 meters away serving route #22 in both directions. Glenbrook Medical Clinic also exist directly to the north of the site passing Richmond RD.

The proposed R-C2 allows for low density residential developments with a maximum of two dwelling units and height of 10 meters. Considering the location of the site, this proposal only represents a very moderate increase of density and respect the immediate context and scale of adjacent developments.

We thus ask your support for this application.