

Applicant Submission

Designhaus Studio Inc.
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August 30, 2021

RE: Land Use Redesignation: R-C2 to R-CG
404, 54th Avenue S.W. Lots 39 & 40, Block 20, Plan 1693 AF (0.05611 ha)

APPLICANT STATEMENT

Designhaus Studio is making an application for resignation on this property at 404, 54th Avenue S.W. in the community of Windsor Park. The subject site is a corner lot property located on the Northwest intersection of 54th Avenue and 4th Street S.W. The lot dimensions are 15.24m x 36.83m (50'x121') totaling 0.56 ha of privately owned land. Along with the Land Use Redesignation proposal a DP application is to be submitted for a four unit (+/- 69uph) rowhouse-style development and four parking stalls. The proposed development would be laid out to have three of the four units having grade oriented entrances off of 4th Street S.W. with the last unit have its entrance oriented to 54th Avenue S.W. Each unit is to have private amenity space off the West side of the site adjacent to 406, 54th Avenue S.W.

SITE + PLANNING RATIONALE

Direct Lane Access: The subject site has direct lane access, facilitating a development that orients vehicle access to the rear lane, creating an uninterrupted, pedestrian-friendly streetscape interface along 4th Street S.W.

Proximity to Transit: Transit provision is strong in the area, not only along McLeod Trail but also two bus stops along 4th Street S.W. There is a bus stop 180m to the North and another 96m to the South along 4th Street S.W.

Along McLeod Trail S.E there are two southbound stops approximately 230m and 400m from the site and a northbound stop 320m from the subject site opening up the possibilities for various connection points to LRT stations and area businesses.

Proximity to Main Street Corridor: The subject site is within +/-150m of McLeod Trail S.E. Calgary's vibrant Main Streets provide local area residents easy access to local goods and services.

Proximity to Parks, Opens Spaces & Community Amenities: The subject site is across the Street from the Windsor Park fire station #11 and it is within 190m of the Windsor Park school. The Windsor Park Community Centre and park space is 650m from the site. A community church as well is approximately 100m from the subject site.

These characteristics make the site especially appropriate for the proposed land use change, which will directly facilitate the development of new and innovative inner-city housing options for Calgarians.

CITY-WIDE POLICY ALIGNMENT

This proposed change and development vision is consistent with the city-wide goals and policies of the Municipal Development Plan (MDP), which encourage: the development of innovative and varied housing

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options in established communities; more efficient use of infrastructure; and more compact built forms in locations with direct and easy access to transit, shopping and other community services.

LOCAL POLICY ALIGNMENT

This proposed change is aligned with the overarching goals and policies of the Windsor Park Transition Area Policy Statement, which sees properties North of 56th Avenue to be in the Transition Area. The Transition Area is envisaged as a multi-residential area with a mix of townhouses, apartments and lower density units. A maximum of 4 units will be allowed on a (15.0m) site with a maximum density of 1.03 F.A.R.

CONCLUSION

This proposed land use Redesignation is in keeping with the city-wide goals and policies of the Municipal Development Plan and will facilitate a development vision that introduces new and innovative housing options for Calgarians looking to live in established communities in a unit that provides a gentle increase in density and enjoy excellent access to transit, existing infrastructure and community amenities. For the reasons outlined above, we respectfully request that the Calgary Planning Commission and Council support this application.

Sincerely,

A handwritten signature in black ink, appearing to read 'Rob Kieboom', is written over a horizontal line.

Rob Kieboom, President
Designhaus Studio Inc.
403.399.2930