

Applicant Submission

September 21, 2021

On behalf of the landowner, please accept this application to redesignate a +/-0.058 hectare site to R-CG to allow for:

- rowhouses in addition to the uses already allowed (e.g. single-detached, semi-detached, and duplex homes and suites)
- a maximum building height of 11 metres (an increase from the current maximum of 10 metres)
- a maximum of 4 dwelling units (an increase from the current maximum of 2 dwelling units)
- the uses listed in the proposed R-CG designation.

The subject site, 2804 26 Street SW, is a corner lot located in the community of Killarney/Glengarry, the intersection of 26 Ave and 26 Street SW. The lot itself is surrounded by R-C2 lots in all direction although there are many R-CG developments along 26 Ave SW. The site is approximately 0.058 hectares in size with approximate dimensions of 15.24 by 38.12 meters. A rear lane exists to the east of the site. The property is currently developed with a one-storey single detached dwelling.

Vehicle access to the parcel is available and will be via the rear lane. The area is well served by Calgary Transit bus service with the closet bus stop along 26 Ave serving route 6, about 70 meters away.

Public Engagement

Before undertaking the project, our office completed the "Community Outreach Assessment. The project's impact score is "1A". So we took a direct approach to reach to community association, local residents within a 90 meters radius and initialized the pre-application with city planner.

From Aug. 25th, 2021, our stuff did post card deliver to residents within a 90 meters radius. During the process, our stuff 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, our office has also contacted community association and councillor's office for 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 MOP 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.

The proposed R-CG is a Low Density Residential District. With the lot being a corner lot, the impacts of higher density use on

neighbouring lower density properties can be reduced. Housing that faces both streets adds to the residential appearance of the side streets and tends to slow traffic and enhance pedestrian safety and experience on adjacent sidewalks.

We ask the city to support our application based on the reasons listed above. In addition, even though the proposed R-CG is low density district, the site also meets most of the criteria for Multi-Residential Infill including:

- within 400 meters of a transit stop
- on a collector or higher standard roadway on at least one frontage
- direct lane access
- along or in close proximity to an existing or planned corridor or activity centres
- adjacent to existing or planned non-residential development or multi-unit development.
- On a corner parcel