

# Applicant Submission

December 10, 2021

On behalf of the landowner, please accept this application to redesignate 3824 16 Street SW from the current M-C1 zoning to R-CG to allow 4 Units row house developments with basement suites

The subject site is located in the Community of Altadore, the intersection between 16 Street and 38 Ave- both collector road as identified in the Calgary Transportation Plan (CPT). The site is step away from Kiwanis Park and 150 meters from Elbow River Park. The lot is currently zoned as M-C1. With the lot size of 0.058 hectares and maximum density of M-C1, the maximum number of units that can be developed is 8. The current proposal is for 4 units with basement suites.

The site is currently vacant, surrounded to the north and south by Multi-family developments and duplex to the east. The area is well served by Calgary Transit bus service with the closet bus stop around 20 meters away, servicing the #13 route, and offer service to the downtown core. Site is also located about 670 meters from the transit stop, servicing Route 7, also offering service to the downtown core.

## Policy Alignment

The subject parcel is located within the Residential-Developed-Inner City area of the Municipal Development Plan. Although the document makes no specific reference to the site, the proposed land use amendment is in keeping with a number of overarching MDP policies.

- Neighbourhood infill and Redevelopment policies encourage higher residential densities and redevelopment that is similar in scale and nature, and that increases the mix of housing choices including accessory suites. The proposed zoning DC zoning is still based on current M-C1 with about a half of the units allowed. With the maximum height stays the same, the impacts of the developments to neighbor's houses are relatively low. In addition, with the site closeness to bus transit, future homeowners can easily take public transit for work without owning a car thus cutting carbon emission.
- Housing Diversity and Choice policies encourage the provision of a wide range of housing types, tenures and densities that may meet affordability, accessibility, life cycle and lifestyle needs of different groups; an adaptation of the City's existing housing stock to enable changing households to remain in the same neighbourhood for longer time periods through allowing accessory suites in low density areas.

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.

The site is also located in the Conservation/Infill Residential Area as identified on Map 2 of the South Calgary/ Altadore Area Redevelopment Plan (ARP). The Conservation and Infill Area policy of the ARP is intended to allow for protection and rehabilitation of existing dwellings, while encouraging infill development that is compatible in character and scale with existing dwellings.

To sum up, the proposal is in conformance with the applicable policies of the Municipal Development Plan and the local area plan. The proposed land use is based on current zoning with less density and same maximum height. We wish council can support our application.