

Applicant Submission

Company Name (if applicable): JGDesign & Drafting Inc.

LOC Number (office use only):

LOC 7021-0204

Applicant's Name: JEREMY GUKERT

Date: NOV. 24 '21

PLANNING JUSTIFICATION IN SUPPORT OF THE APPLICATION:

KILLARNEY / GLENNGARY IS AN ESTABLISHED CITY OF CALGARY COMMUNITY. THIS DESIRABLE NEIGHBOURHOOD HOSTS A MIXTURE OF SINGLE FAMILY, SEMI DETACHED AND MULTIFAMILY HOMES. WE BELIEVE THIS CORNER LOT IS A GREAT CANDIDATE FOR RE-DESIGNATION. OUR PROPOSAL FOR A R-CG (RESIDENTIAL GRADE-ORIENTED) DESIGNATION WILL ALLOW FOR A 4 UNIT ROW HOUSE WITH DETACHED 4 STALL GARAGE. WE FEEL THIS DEVELOPMENT WILL BE A GREAT ADDITION TO THE COMMUNITY. DEVELOPMENTS OF THIS NATURE GIVE FAMILIES LOOKING TO GET INTO THE NEIGHBORHOOD AN AFFORDABLE PRICE POINT. WE CAN SEE BY THE DEVELOPMENT MAPS THAT A FEW OTHER PROPERTIES HAVE ALREADY GONE THROUGH THIS PROCESS AND HAVE BEEN RE-DESIGNATED TO R-CG. SPECIFICALLY 2804 25A ST SW, 2603 26TH AVE SW, 3003 26A ST SW, 3002 27th ST SW AND 2802 27th ST SW. THE RE-DESIGNATION OF THESE LOTS IN OUR OPINION HAS INCREASED THE APPEAL OF THE NEIGHBOURHOOD AND OUR DEVELOPMENT WOULD DO THE SAME. WE THANK YOU FOR YOUR CONSIDERATION OF OUR APPLICATION.

DC DIRECT CONTROL DISTRICT APPLICATION:

BYLAW NO. 29291 STATES

1. LAND USE

THE PERMITTED AND DISCRETIONARY USES OF THE R-2 RESIDENTIAL LOW DENSITY DISTRICT SHALL BE THE PERMITTED AND DISCRETIONARY USES RESPECTIVELY.

2. DEVELOPMENT GUIDELINES

(A) THE GENERAL RULES FOR RESIDENTIAL DISTRICTS CONTAINED IN SECTION 20 OF BY-LAW 2P80 AND THE PERMITTED AND DISCRETIONARY USE RULES OF THE R-2 RESIDENTIAL LOW DENSITY DISTRICT APPLY UNLESS OTHERWISE NOTED BELOW:

(I) LOT WIDTH - SINGLE-DETACHED A MINIMUM WIDTH OF 11 METRES EXCEPT A MINIMUM WIDTH OF 7.5 METRES WHERE THE LOT FORMS PART OF A PLAN OF SUBDIVISION APPROVED BY THE CALGARY PLANNING COMMISSION PRIOR TO THE DATE OF APPROVAL OF THIS BY-LAW.

(II) LOT AREA - SINGLE-DETACHED A MINIMUM LOT AREA OF 348 SQUARE METRES EXCEPT A MINIMUM LOT AREA OF 233 SQUARE METRES WHERE THE LOT FORMS PART OF A SUBDIVISION APPROVED BY THE CALGARY PLANNING COMMISSION PRIOR TO THE DATE OF APPROVAL OF THIS BY-LAW.

(B) DEVELOPMENT PLANS COMPREHENSIVE PLANS, INCLUDING BUILDING DESIGN, SITE LAYOUT, EXTERIOR FINISHES AND COLOUR, LANDSCAPING, PARKING AND ACCESSSES SHALL BE SUBMITTED TO THE APPROVING AUTHORITIES AS PART OF THE DEVELOPMENT PERMIT APPLICATION.

THE ABOVE DC LIMITS DEVELOPMENT TO R-2 RESIDENTIAL. SPECIFICALLY TO SINGLE, SEMI-DETACHED AND DUPLEX DWELLINGS. OUR PROPOSAL IS FOR A RESIDENTIAL LAND USE UNDER TODAY'S BY-LAW AND KEEPING WITH THE INTENT OF RESIDENTIAL DESIGNATION IN THE 2P80 BY-LAW. OUR FUTURE DEVELOPMENT PERMIT IF THE LAND USE RE-DESIGNATION IS SUCCESSFUL WILL BE DESIGNED TO COMPLIMENT THE SURROUNDING HOMES. IT WILL ADDRESS ALL DEVELOPMENT, LANDSCAPING AND PARKING REQUIREMENTS AS INTENDED WITH THE DC DESIGNATION.