

Applicant Submission

October 25, 2021

TRICOR DESIGN GROUP INC.
#201, 4216 12 St NE #201, Calgary, AB T2E 6K9

Hello homeowners:

We are writing this letter in conjunction with a land use re-designation application that has been applied for and is going before CPC and council at 457 33rd Ave NW. The application will be to change the current designation of R-C2 to R-CG. This letter is for informational purposes only and does not reflect what the final design may look like. We are reaching out to immediate surrounding homes that may be affected by this rezoning.

One of the major goals of council is densification inside City limits in developed areas to help limit the spread of the City. Diversified housing types is vital to City growth and sustainability through the municipal development plan (MDP), which began in 2005. The following link may be helpful in understanding the goal of council and the MDP.

<https://www.calgary.ca/pda/pd/municipal-development-plan/municipal-development-plan-mdp.html>

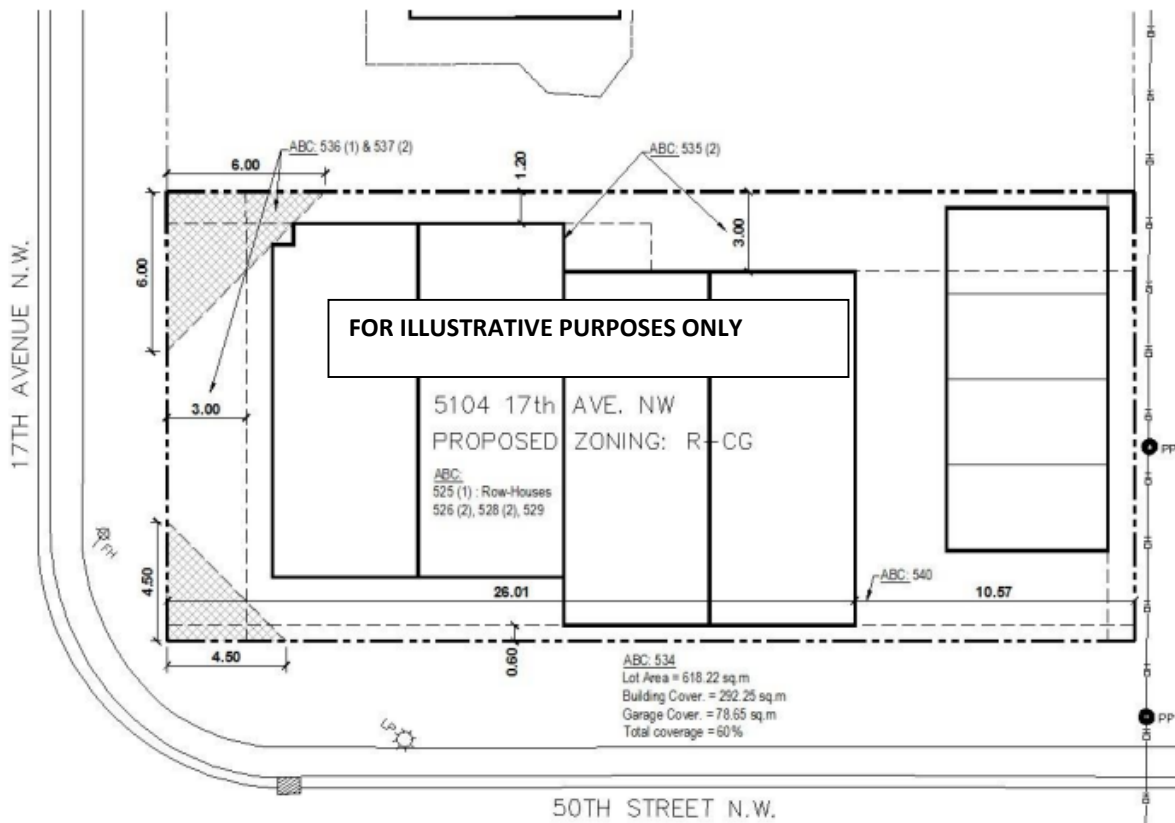
The R-CG district that is being proposed aligns with the MDP and keep in mind its intent is not necessarily for every single inner-city lot in the City of Calgary. For R-CG to work on interior lots, it usually requires a minimum of two lots together to work. But for corner lots its ideal because the lot has two street faces.

In the case of this particular lot, not only is it on a corner, but it is larger in nature than most corner lots which will allow more green space and unique design possibilities.

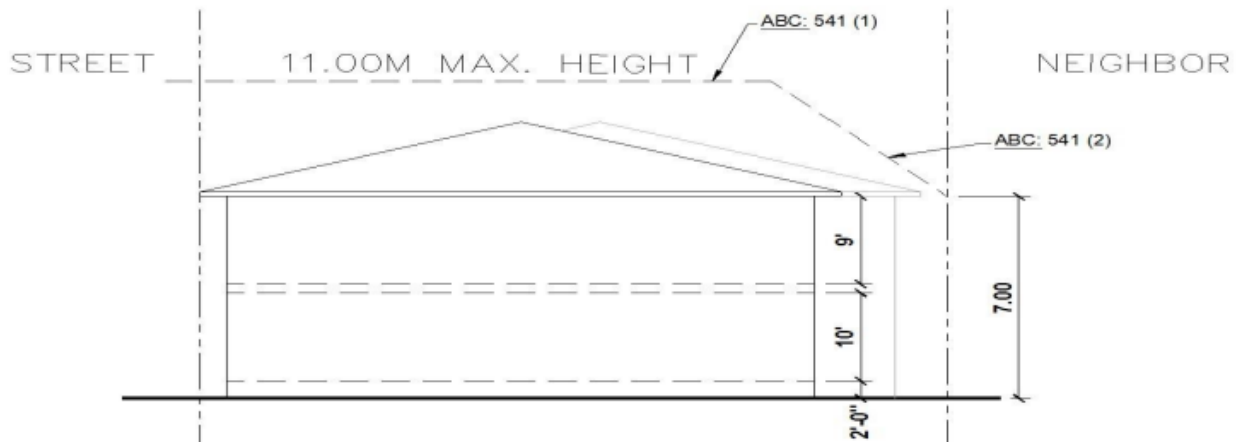
The next part of this letter focuses on the R-CG district itself. You can find the entire Part 5 online at <http://lub.calgary.ca/> but here we are outlining some of the critical parts of R-CG that you may or may not know.

When buildings of R-CG nature are placed on corner lots, its important to note the tight restrictions and rules for townhouse dwellings on a corner lot.

Next, on the following diagram we demonstrate a typical R-CG layout on a corner lot showing where the above bylaws are applicable and noted on the drawings.



On the following diagram we demonstrate a typical R-CG layout on a corner lot showing heights that are very similar to semi detached dwellings and single family homes and not tall buildings that dominate the street.



Examples of other R-CG projects on corner lots we have produced

