

Applicant Submission

August 16, 2021

On behalf of the landowner, please accept this application to redesignate a +/-0.050 hectare site from R-C2 to R-CG to allow for 3 units of row houses developments.

The subject site, 4511 - 30 Ave SW is a corner lot located in the community of Glenbrook along 30 Ave and 45 Street SW. The site is approximately 0.050 hectares in size with approximate dimensions of 15.24 by 32.90 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 closest bus stop along 45th Street serving bus route 93 roughly 25 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.

From Aug. 4th to 5th, our staff did post card deliver to residents within a 90 meters radius. During the process, our staff 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 the community association office and councillor's office for their comments.

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
- On a corner parcel