

Applicant Submission

2021 December 17

On behalf of the landowner, please accept this application to redesignate a +/-0.041 hectare site from R-C2 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 3 dwelling units (an increase from the current maximum of 2 dwelling units)
- the uses listed in the proposed R-CG designation.

The subject site, 525 9 Street NE, is a corner lot located in the community of Bridgeland/Riverside along 5th Avenue. It is close to Edmonton Trail, Memorial Drive, and 8th Avenue. The lot is surrounded by R-C2 zoning; however, there are a couple of R-CG within a couple of blocks.

The site is approximately 0.041 hectares in size with approximate dimensions of 12 by 33 meters. A rear lane exists to the west of the site. The property is currently developed with a two-storey single detached dwelling and detached garage.

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 several transit stops within a 6-8 minute walk.

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 out to community association, local residents within a 90 meters radius and initialized the pre-application with city planner.

On Nov. 30th, 2021, 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.

We have 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 1n 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.

Under the current Bridgeland-Riverside Area Redevelopment Plan, the subject parcel is located in the "Conservation" area. As the R-CG district is a low density district and the building form needs to be

contextual sensitive with the surrounding residential development area, we believe the proposal is an appropriate fit within the Conservation Area.

To sum up, the proposal is in keeping with applicable policies of the Municipal Development Plan. The proposed R-CG is designed to be in close proximity to or directly adjacent to low-density residential development. It will allow for a range of building types that have the ability to be compatible with the established building form in the neighbourhood and can accommodate the housing needs of different age groups, life styles and demographics.