

Applicant's Submission

Company Name (if applicable):

LOC Number (office use only):

Applicant's Name:

Winston Wing Tat, Chow

Date:

December 29, 2021

RE: 5232 - 21 Avenue SW Calgary, AB Land Use Redesignation Application Submission

Please accept this application to redesignate the subject land from current R-C1 to R-C2 to allow for two single detached / duplex/ semi-detached dwelling developments. The maximum height in any forms of residential building will remain the same 10 metres as allowed under the existing land-use designation.

The Site has a 1952 constructed bungalow with detached garage located on the back lane side of the property. The property is in close proximity to Bow River at Dale Hodges Park Lookout area, the Shouldice park to the South, and Market Hall to the North. It is not far away from the Children hospital, the University of Calgary and its research park areas. The Site is well serviced with public transits (Route 1, 40, 53, 305, 408, 422) on Home Road to the West and Bowness Road to the South.

We have completed the "Community Outreach Assessment". The Project Score is "1A" which supports the Project likely to have low impact to the immediate neighbours and the Community. We will employ a "Direct Approach" to engage the stakeholders on issues raised. These outreaching activities will happen in January 2022, and the results will be provided and updated at the soonest.

Policy Alignment:

The subject parcel is located within the residential-developed inner city area of the Municipal development Plan (MDP). The applicable policies encourage redevelopment of inner-city communities that is similar to the existing Project in scale and mix of building forms which is compatible with the character of the existing neighbourhood.

The Project calls for a modest land-use intensification in the Community area which is supported by the intent of the MDP to allow for greater housing choice within the Community, more efficient use of the existing infrastructure and nearby amenities, and public transits.

The Proposed changes in Land-use redesignation from R-C1 to R-C2 presents a small increase in density while remains within the realm of low-density development. It provides a better use of existing land, and the rules of R-C2 development aligns with the height, built form and density of the neighbourhood. It

In sum, the proposed change in land-use of the Site to R-C2 is in keeping with the relevant policies of the MDP. It also strategically aligns to the City Council's citizen Priorities: A City of safe and inspiring neighbourhoods initiative. The slight increase in density of the Site helps to reverse the trend in declining and aging demographic base of the Community, and serve to enhance usage of community infrastructures, increase vibrancy of the Community, and support commercial and social activities in the area.