

Applicant Submission

2021 December 15

RE: Land Use Re-designation from MC-1 to DC (Base on M-C1 with the addition to have Rowhouse Building use to be added to the M-C1) 933 38 Street SW (Legal Addresses: Lots 15 to 17, Block 2, Plan 3681V)

This application proposes to redesignate the parcel 933 38 Street SW from existing High Density Land Use Designation M-C1 Multi-Residential - Contextual Low Profile to a District Control (DC), based on the existing M-C1 policies with the addition to have Rowhouse Building as a use to be added to the M-C1 land use district.

The landowner vision for the property is a development with a 4-unit residential building includes Secondary Suites. Parking would be provided at grade within the property at the rear lane. Existing M-C1 policies allows Secondary Suite in single or duplex dwellings units, and Rowhouse built form are not part of the policies. To maximize the potential lot size area of 9,390 sq ft, the proposed DC redesignation with the addition of Rowhouse will allow a better and flexible built form to the existing M-C1 policies that better aligns with the surrounding neighboring houses and ideal due to the following factors:

- Many commercial businesses to the North of the subject site
- Multiple Buses and LRT stations service the Rosscarrock community (Route 9 is +/- 175m, Route 111 is +/- 225m, Westbrook LRT is +/- 450m)
- The subject site is approximately +/- 100m from the 37 Street SW (Main Street Corridor) and Westbrook Mall Shopping Centre
- The subject site is approximately +/- 300m from Rosscarrock School with open field with ample outdoor activities
- The subject site is approximately +/- 500m from Rosscarrock Community Hall
- Provides flexible built form for people who want to live near downtown but not directly downtown.

Fundamentally, this is about the future development Rosscarrock Community. Current designations within the community are mixtures of R-CG, R-C2, M-C1, MU-1 zoning and more. The rules of the district ensure that development is compatible with current and future density developments. The subject site is located in a thriving neighborhood- it is not only attractive to families, but also to commercial establishments. When there is a population to support these businesses, they can move in and provide amenities to a community. With each amenity, a community integrates the more walkable and connected to its residents.

The proposed re-designate meet the goals of the City of Calgary's Municipal Development Plan (MDP). This policy generally encourages a more diverse housing type in established and central Calgary communities, more efficient use of in-place infrastructure, and more compact build forms in locations with direct access to transit, goods and services, schools, communal amenities and more while still maintaining a sense of interconnection and community.

We are committed to ensure transparencies and willingness to work with the neighborhood, stakeholders, and community. Prior to a formal submission, City Planner was consulted. The Rosscarrock Community Association will be consulted and continue our outreach with all the surrounding neighbors as we progress with the application.