

Applicant Submission

2022 May 23

On behalf of the landowner, please accept this application to re-designate three lots (29-37 25 Ave SW) in total of 0.17 hectares from R-C2 to M-X1d148 to accommodate multi-residential development with support commercial uses on the site. The intention is to have commercial use on the main floor and residential use upstairs to the maximum of 25 units.

The subject sites are mid-block located along 25 Ave SW, and west to Macleod Trail. Two single detached houses currently stands at two east lots with west lot sitting vacant. The house condition are deteriorating and needs extensive renovation to bring to function. The properties are currently zoned as R-C2 with mostly R-C2 lot in the same block to the west and south although a restaurant zoned as C-N2 is located immediately to the east of the site. To the north of 25 Ave are most high density developments with M-C2 and DC zoning.

The site is super close to Erlton Stampede C-Train Station and also has bus stops within 30 meters along 25 Ave SW. Close establishments include Calgary Stampede Grandstand, Reader Rock Garden, Erlton Park and many others.

Public Engagement

Before undertaking the project, our office completed the "Community Outreach Assessment". The project's impact score is "1B". So we are implementing a direct approach to reach to community association, local residents within a 90 meters radius and also Ward Councillor Office.

On June 28th, 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.

In addition, we have also reached out to Erlton Community Association and Councillor's office.

Summary

We believe the proposed multi-residential- low profile support commercial district is a much better use of the current lots. With the lot size, enough parking can be provided on the west and south bordering neighbor's low density lots. The floor ratio, maximum height and density factor proposed are mild increase to the current zoning. So we sincerely hope you can support this project.