

Applicant Submission

October 13, 2021

On behalf of the landowner, please accept this application to redesignate 1603 38 Ave SW from the current R-CG zoning to DC (R-CG) with slightly higher density factor to allow for:

- 5 Units row house developments instead of 4 under current zoning.
- A relaxation of parking requirements for basement suites and visitor parking
- Maximum density of 85 units per hectare
- Maximum height of 11 meters.
- Rowhouse to be permitted use
- The uses listed in the R-CG designation

The subject site is located in the Community of Altadore, the intersection between 15A Street and 38 Ave- a collector road as identified in the Calgary Transportation Plan (CPT). The site is approximately 100 meters from Kiwanis Park and 120 meters from Elbow River Park. The lot itself is surrounded by R-C2 lots to the north and south and low-profile multi-residential developments to the west. R-CG lot also exists cross 15A Street.

The site is currently developed with an older fourplex with rear lane access off of 38 Ave SW. The area is well served by Calgary Transit bus service with the closet bus stop simply cross the lane, servicing the #13 route, and offer service to the downtown core. Site is also located about 670 meters from the transit stop, servicing Route 7, also offering service to the downtown core.

Under the current zoning, the maximum number of units is calculated as 4.5. The proposed density of 85 units per hectare will allow 5 units, a slight increase. The maximum height and coverage of other R-CG rules stay the same.

Policy Alignment

The subject parcel is located within the Residential-Developed-Inner City area of the Municipal Development Plan. Although the document makes no specific reference to the site, the proposed land use amendment is in keeping with a number of overarching MDP policies.

- Neighbourhood infill and Redevelopment policies encourage higher residential densities and redevelopment that is similar in scale and nature, and that increases the mix of housing choices including accessory suites. The proposed zoning provides for development forms that may be sensitive to existing residential development in terms of height, built form and density. With the site closeness to bus transit, future homeowners can easily take public transit for work without owning a car thus cutting carbon emission.

Housing Diversity and Choice policies encourage the provision of a wide range of housing types, tenures and densities that may meet affordability, accessibility, life cycle and lifestyle needs of different groups; an adaptation of the City's existing housing stock to enable changing households to remain in the same neighbourhood for longer time periods through allowing accessory suites in low density areas.

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. 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.

The site is also located in the Conservation/Infill Residential Area as identified on Map 2 of the South Calgary/ Altadore Area Redevelopment Plan (ARP). The Conservation and Infill Area policy of the ARP is intended to allow for protection and rehabilitation of existing dwellings, while encouraging infill development that is compatible in character and scale with existing dwellings.

To sum up, the proposal is in conformance with the applicable policies of the Municipal Development Plan and the local area plan. The proposed land use was designated to be implemented in proximity to or adjacent to low density residential development. The proposal represents a modest density increase of inner city parcels of land and allows for a development that has the ability to be compatible with the character of the existing neighborhood. We wish council can support our application.