

Applicant Submission

July 27, 2022

On behalf of the landowner, please accept this application to redesignate a +/-0.060 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 4 dwelling units (an increase from the current maximum of 2 dwelling units)
- the uses listed in the proposed R-CG designation.

The subject site, 4103 42 Street SW, is a corner lot between Richmond RD SW and 42 Street SW located in the community of Glamorgan. It is approximately 0.060 hectares in size and currently developed with a single detached house and garage along the lane. The parcel is surrounded by single detached houses to the west and south and duplexes to the east across the road.

The lot is well serviced by Calgary Public Transit with the closet bus stop about 50 meters away serving route #22 in both directions. Glenbrook Medical Clinic also exist directly to the north of the site passing Richmond RD.

The lot was approved earlier this year for a rezoning from R-C1 to R-C2. During the design process, it was found that only about 900 sq ft can be built with the restriction of lot coverage under R-C2. R-CG would better align the lot with decent unit size/parcel coverage.

Policy 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 in keeping with the relevant policies of the MDP 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.

We ask the city to support our application based on the reasons listed above. In addition, even though the proposed R-CG is low density district, the site also meets most of the criteria for Multi-Residential Infill including:

- within 400 meters of a transit stop
- on a collector or higher standard roadway on at least one frontage
- direct lane access
- along or in close proximity to existing or planned corridor or activity centres
- On a corner parcel