

Applicant Submission

March 23, 2022

The subject property is located at 67 Panatella Square NW.

The subject site is currently surrounded by established housing of various densities. To the East the lots and buildings are an R-2 zoning, (higher density, 2 units per lot), R-1N zoning (narrower lots to increase site density) are on the south property line, a fairly large M-1d85 multi-family site is adjacent on the North property line, and there is an S-CRI designation close to the West property line. Also, along the West property line, there is only a small section for access to the site off Panatella Square.

Within close proximity of the site, there are other parcels of higher density mixed into area. The area has a variety of housing and zoning types compatible with this parcel. The parcel is rather small in comparison to surrounding lots and is not quite large enough to accommodate an adequate road way system for an R-2 or R-1N type of configuration that would meet bylaws. The site also has limited access to the main street in one location, is only 0.4ha in total size, and is locked in on 3 sides with a portion of the 4th side also locked in. There is a major utility Right of Way along a portion of the West property line hindering access to the site as well. With the existing walkway and the ROW, this provides a large buffer of open space to the R-1N single family homes to the West. There are only 3 single family R-1N lots to the South that back on to the property.

The subject property is currently zoned S-FUD. Although this designation is for future development, the S-FUD designation does not allow for a multi-family type of development. The proposal is to rezone the property to allow for greater density which is in line with the MDP, while at the same time be compatible with surrounding site designations. The proposal is to match the property to the North as an M-1 re-designation to increase density but not to overcrowd the lot (approx. 25-28 Townhomes). This is a reasonable designation considering the higher density in the area, is in line with the goals of the City of Calgary MDP, and allows for a variety of housing stock within an established area.

We feel this is a reasonable re-designation for the lot and is consistent and compatible with the surrounding area.