

# Applicant Submission

January 20, 2022



## Land Use Redesignation Applicant's Submission Not Including Secondary Suites

PL 1263 (R2017-09)

This form is to be filled out by the applicant and provided to The City of Calgary at the time of submission. These comments are included in a report which is presented to the Calgary Planning Commission and a Public Hearing of City Council. Your comments **must** be limited to the area designated on this form to ensure it will fit the space requirements of the report. Supplementary information can be provided separately in your application if required.

RE: Land Use Re-designation from R-C2 to R-CG 1845 18A Street SW (Legal Addresses: Lots 22 & 23, Block 4, Plan 3076 AB)

This application proposes to redesignate the parcels 1845 18A Street SW R-C2 (Residential - Contextual One/Two Dwelling District) to R-CG (Grade-Oriented Infill District).

The landowner vision for the property is a development with a 4-unit residential building. Parking would be provided at grade within the property at the rear lane.

The subject parcel is a corner lot, located on 18A St SW and 19 Ave SW . We are seeking a development with a 4-unit residential building. Parking would be provided at grade within the property along 19 St SW. Properties surrounded the subject site are single/semi dwellings, Multi-Residential, and Commercial building. The proximity are currently low density buildings with the potential of higher density due to the following factors:

- Many commercial businesses to the south of the subject site
- Multiple Buses serve the area
- The subject site is approximately 4.6 kilometers from Downtown Calgary
- The subject site is Preposition from Calgary Arts Academy
- Creating a welcome gate into the city by redeveloping with updated buildings improving public space
- Provides housing for people who want to live near down town but not directly downtown.

Fundamentally, this is about the future development Bankview Community. Current designations within the community are mixtures of R-C2, M-C2, S-CS, MU-1 zoning and more. While the proposed R-CG allows slightly higher density than the current designation, 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 walk able 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.

No pre-application in-person meeting was scheduled prior to this re-designation application due to the current COVID-19 pandemic. The Bankview Community Association will be consulted.