

Applicant Submission



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.

On behalf of the landowner, please accept this application to redesignate a +/-0.064 hectare site from R-C1 to R-C2 to allow for:

- Duplex Dwellings, Semi-detached Dwelling in addition to the uses already allowed (e.g. single-detached)
- a maximum building height of 10 metres (same as existing zoning allowed)
- a maximum of 2 dwelling units (an increase from the current maximum of 1 dwelling units)
- the uses listed in the proposed R-C2 designation.

The subject site, 2020 51 Ave SW is a middle block lot located in the community of North Glenmore Park. The site is currently developed with a single detached dwelling build in the late 50s. Surrounding developments are mostly single detached dwelling although a semi-detached dwelling exist two houses to the east and also directly to the south. In addition, a R-CG lot was recently approved on the east corner lot with proposed row house developments.

The site is in very close distance to public transit along 50 Ave and 20 Street SW within 150 meters. Green space and a few public schools are also within walking distance. Other lots in the same block have also been previously approved for either R-C2 or R-CG zoning.

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-C2 provide for development forms that may be sensitive to existing residential development in terms of height, built form and density.

The proposed R-C2 is a Low Density Residential District carrying same maximum height, lot coverage, setback rules, landscaping requirement, etc. The density increase is very mild and represents a better use of lot. Please kindly support this application.