

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 +/-0.060 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, 2627 45 Street SW is a middle block lot located in the community of Glendale along 45 Street. Currently the site is occupied by a single detached dwelling built in the late 50s. To the south of the site is a building under Commercial Neighborhood zoning. An Elementary school is on the opposite site of the dwelling.

The site is approximately 0.060 hectares in size with approximate dimensions of 19.80 by 30.47 meters. A rear lane exists to the west of the site. Vehicle access to the parcel is available and will be via the rear lane. The area is well served by Calgary Transit bus service with the closet bus stop along 45 Street and 26 Ave both within 50 meters.

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.

Public Engagement

Our office did postcard delivery to residents within 90 meters, the concerns we heard are with regards to increase density, traffic, parking issue, safety, character of the neighborhood, etc. While those are legit concerns, we believe this site is still a perfect spot for such mild increase of density:

- R-C2 is a very mild density increase for a large 19.80 by 30.47 meters lot. The lot itself is bigger than normal standard lot, more than enough to build semi-detached or two singles each with double garage. So sufficient parking can be provided for each family who likes to live in this beautiful neighborhood but unable to afford a big single lot like this.
- The area is a school zone meaning vehicles are driving in a much slower speed. Mere increase of one family will not materially affect the traffic flow in the area and cause safety issue.
- The building format of R-C2 is very similar if not the same as R-C1 with the same maximum height, lot coverage, setback rule, etc. Unlike the current house that built in the 50s, we are confident the new houses will only enhance the beauty of the area.

ISC: Protected