

# Applicant Submission

September 20, 2022

On behalf of the landowner, please accept this application to redesignate a +/-0.107 hectare site from R-C2 to R-CG(ex) to allow for:

- rowhouses (which do not include secondary suites), in addition to the uses already allowed (e.g. single-detached, semi-detached, and duplex homes)
- a maximum building height of 11 metres (an increase from the current maximum of 10 metres)
- a maximum of 8 dwelling units (an increase from the current maximum of 4 dwelling units)
- the uses listed in the proposed R-CG(ex) designation.

The subject site, 3105 & 3107 42 Street SW & 4301 & 4303 30 Ave SW are two continuous lots in the community of Glenbrook in the corner of 30 Ave and 42 Street SW. The sites are currently developed with semi-detached dwelling built in the late 50s. Surrounding lands are mostly designated as R-C2 district, developed with a mix of single and semi-detached dwellings. A place of worship is located two blocks away to the east. And R-CG developments with basement suites is also happening along 30 ave and by 38 street. City main street upgrading is also being conducted along 37 Street SW.

Pedestrian access to the site is available from the existing sidewalk along 30 Ave and 42 Street. Street parking is also available on both 30 Ave and 42 Street. The site is serviced by Calgary Transite with bus stops located approximately 175 meters on 45 Street serving bus route 93 or 550 meters from bus stop along 37 Street.

## 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(ex) provide for development forms that may be sensitive to existing residential development in terms of height, built form and density.

The proposed R-CG(ex) 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.

**Lei Wang, B.Sc, M.Sc, ALS**  
**Operation Manager**