

Applicant Submission

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This lot is located in the community of Shaganappi at 1427 29th ST SW. It is located at the end of the block intersecting 13th Ave SW and 29th ST SW. The owners would like to rezone to R-CG and allow for a four-unit rowhouse style development. It is desirable to rezone for the following reasons:

1. The subject parcel is within 300 meters of a bus stop on 17th Ave SW and 650M of the Shaganappi C-Tran Station. It is also close to the Westbrook Mall and the Killarney Aquatic Recreation Centre.
2. This corner parcel is the ideal location for a R-CG four-unit rowhouse and would create more housing choices within the community. It would further create a distinctive and attractive character of this part of Shaganappi.
3. A rowhouse development would achieve a balance between community growth and responsibility. It would assist in optimizing existing and future infrastructure.
4. Allowing for a mix of housing choices helps with affordability, accessibility, community life cycle, and lifestyle needs of different groups.
5. It would be attractive to new-comers and young families.
6. It encourages high quality urban development.
7. There would be no shadowing of the adjacent parcel in the evening hours by any future development. The development massing would be limited by the R-CG guidelines.
8. The increased density is minimal and low impact to the adjacent neighbors and the community as a whole.