

Applicant Submission

February 2, 2023



To Planning Department and Council,

Please find enclosed our applicant submission letter for our land use application for 1186 Prominence Way SW. Our submission consists of a proposed land use redesignation for the above noted address is to convert a single-family residential development on a 3.07 ac. which is currently zoned as 'S-FUD' – Special Future Urban Development District and convert this to 'M-CGd30' – Multi-Residential Contextual Grade-Oriented, density at 30 units / hectare.

Our rationale for this zoning is predicated upon a review of the existing multi-residential zoned properties in close proximity to the proposed parcel and is meant to be seen as a continuation of the adjacent zoning to the north of the subject property. A summary of the regional zoning in proximity to the subject parcel is enclosed on Drawing A0.2 and dated 2021 – Apr. 07.

Proposed Land Use Redesignation Application

Our proposed land use application was originally submitted to be a Direct Control District submission based on a M-CGd30 land use designation. The reason for the proposed customized land use application was to accommodate the customized side yard setbacks noted in our accompanying drawing package including the stepped vertical setbacks as noted. These were the setbacks negotiated with the adjacent community associations during our four group discussions. We will elude to this in our Community Outreach documentation.

Further to discussions with City Administration has determined that the proposed application will be presented as a redesignation to a standard 'M-CGd30'. This would allow for the same maximum of 37 units on the sites. The rationale for moving from a Direct Control (DC) to a 'stock' 'M-CG' district is that the Land Use Bylaw prohibits DC districts except in certain extenuating circumstances, none of which apply to the subject site: 'Direct Control Districts must only be used for the purpose of providing for developments that, due to their unique characteristics, innovative ideas or unusual site constraints, require specific regulation unavailable in other land use districts' (Land Use Bylaw, Section 20).

We need to stress to both the Calgary Planning Commission and Council that while the Planning Department is moving this forward as a standardized zoning of M-CGd30 we need to acknowledge the dialogue and discussions held with the community association and condominium boards as part of the review process. We recognize that a standard zoning does not permit alterations or amendments, we do request that our documentation presented at part of this application be included and bound to any approval of this application.

It is our understanding that the Planning Department feels it will be more appropriate to deal with the previously discussed setbacks at the time of a Development Permit application. It is our intention at Kumlin Sullivan Architecture Studio to ensure that the proposed setbacks and 'development envelope' that has been discussed with the Community Association and adjacent condominium boards is upheld and brought forward as part of any future Development Permit application for this site.

We recognize that the City's regular review and approval process includes opportunities for formal public feedback at two points: (1) prior to Calgary Planning Commission (CPC), when a summary of external input is presented; and (2) prior to the public hearing of City Council, where there is an additional opportunity for members of the public to speak directly to Council. We understand that the final decision for land use rests with City Council.

At this time of submission, we are anticipating a CPC meeting for March 23, 2023 and subsequently a public hearing of Council approximately six weeks hence. A development permit for the site can only be processed once the land use has been approved, during which time there is an additional process for further opportunity for public input to City Administration.

Conclusion

In summary, we recognize that the proposed land use application that is in circulation and being prepared for approval is a standard 'M-CGd30' – Multi-Residential Contextual Grade-Oriented, density at 30 units / hectare. We would like to request both Calgary Planning Commission and City Council to find a way to acknowledge the efforts, discussions, and good will that both our firm, the three condominium boards, and community association have participated in and to document the future setback alterations that we have come to agree upon.

Sincerely,

Kumlin Sullivan Architecture Studio Ltd.



Barry D. Sullivan, Architect, AAA, AIBC, SAA, MAA, MRAIC
Principal