

Applicant Submission

Date received 2023 July 10

Company Name (if applicable):

Horizon Land Surveys

LOC Number (office use only):

Applicant's Name:

Lei Wang

Date:

March 19th, 2023

On behalf of the landowner, please accept this application to redesignate a +/-0.112 hectare site from R-C2 to R-CG to allow for:

- rowhouses in addition to the uses already allowed (e.g. single-detached, semi-detached, and duplex homes and suites)
- a maximum building height of 11 metres (an increase from the current maximum of 10 metres)
- a maximum of 8 dwelling units potentially with basement suites
- the uses listed in the proposed R-CG designation.

The subject site, 2645 21 Street SW & 2208 26 Ave SW, are two continuous lots located in the corner of 26 Ave and 21 Street SW, in the community of Richmond. The lots are currently developed with single detached dwellings built in 1950s. Surrounding developments are mostly single detached or semi-detached although there is a row house development on the opposite site of 26 Ave.

The two lots combined is approximately 0.112 hectares in size. A rear lane exists to the north of the site. Vehicle access to the parcel is available and will be via the rear lane. The site is about 120 meters from bus route 6 on both sides of 26 Ave.

Richmond Area Redevelopment Plan define this area as Conservation/infill area and encourage low density development. The plan was passed in 1986 when single detached houses are the primary form of dwelling and Calgary doesn't experience repaid population growth. The proposed R-CG zoning is still low density, just with different house format.

Company Name (if applicable):

Horizon Land Surveys

LOC Number (office use only):

Applicant's Name:

Lei Wang

Date:

March 19th, 2023

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

The proposed R-CG 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.

Housing diversity and choice policies encourage the provision of a wide range of housing types, tenures and densities that may meet affordability, accessibility, life cycle and lifestyle needs of different groups; an adaptation of the City's existing housing stock to enable changing households to remain in the same neighbourhood for longer time periods through allowing accessory suites in low density areas. So we sincerely hope city can support our application.