

Applicant Submission



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To: City of Calgary
Planning and Development

Re: 2103 30th Ave SW – Proposed 3 Unit Rowhouse – New RCG Zoning

Project Planning Analysis

The purpose of the Planning Analysis is to provide key information about the project; information that cannot be communicated in a set of plans (i.e. the thought process behind the proposal). This information will reduce the number of conditions in the first Detailed Team Review form and speed up the application processing time. Where relevant, the Planning Analysis will be circulated to the Community Association for comment as part of the development permit circulation process.

While this is not a mandatory requirement, we strongly encourage applicants to provide this key information.

1. Provide an explanation of the proposal/project and how it fits with the surrounding context.

Our thoughtfully designed 3-unit rowhouse design reflects the trend in South Calgary towards low density densification in existing neighborhoods. We have let The Low Density Infill Guidelines for Established Communities guide the principals of redevelopment on the site as shown in the proposal. We have located the detached garages off of the lane to minimize impact on the pedestrian realm. We have maintained a low profile roofline to minimize shadowing to the best of our ability, and added visual interest to the materials and facade articulation. Modest lower secondary suites have been incorporated to create cost effective housing alternatives and promote the potential bolstering and retention of younger students and adults into one of Calgary's vibrant neighborhoods central to a wide variety of private and public services, mature parks. There is convenient access to these amenities through a variety of mobility options such as walking, biking, and existing public transportation services.

2. Identify and provide rationale for any variation from the relevant City of Calgary policies.

We are not looking to deviate from sound planning policies and requirements. This proposed 3-Unit project is typical of most newly developed projects throughout Calgary communities.

3. identify and provide rationale for any proposed relaxations to the Land Use Bylaw.

We are not looking for any significant relaxation on this proposed redevelopment.

Thank you,

Paul Olsen
Lasting Legacies (Design) Inc