

Applicant Submission

From:

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To:

Planning & Development
The City of Calgary
PO Box 2100, Station M
800 Macleod Trail SE
Calgary, Alberta T2P 2M5

RE: Land Use Re-designation From R-C2 to R-CG

1. 2740 16A Street SE Calgary Lot South-Half 19&20 , Block 25, Plan 7235AG

The subject parcel is located in the community of Inglewood and consists of 452 m2 of privately-owned land by Nazish Kanwal. The proposed use is well-suited to the subjected parcel, given its surrounding context, lot characteristics and location. We believe that the R-CG zoning would best compliment the subject parcel as it would provide the potential for an attached row townhouse development that compliments, and more importantly, augments the character, appeal and vibrancy of the community.

The site's current R-C2 Permitted and Discretionary uses for residential development in the form of Single Detached Dwellings, Semi-detached Dwellings and Duplex Dwellings, and limits this parcel to two households regardless of configuration. In support of the proposed development, this application seeks to amend the existing R-C2 to R-CG for Row Townhouse Development. The Area Redevelopment Plan (ARP) of Inglewood support this proposed change.

Housing is a key component of complete communities and encourages growth and change in low-density residential neighbourhoods through the addition of a diverse mix of ground-oriented housing options.

A. PLANNING RATIONALE

The subject parcel features numerous characteristics that make it especially appropriate for the proposed R-CG land use change, which will directly facilitate the development of new and innovative inner-city housing options for Calgarians.

Access, Egress and Lane: The subject parcel has excellent access and egress from all directions, providing easy access to 17 Avenue SE, 9 Avenue SE, Blackfoot Trail and Deerfoot Trail. The subject parcel is a corner property will be best suited for three front attached garage row Town houses.

Major Road: The subject site is located at the corner of 16A Street SE and 28 AV SE and is very accessible from 9AV SE, Blackfoot Trail, Deerfoot Trail

Proximity to Commercial and Retail: The subject site is located less than ±2Km walk from east village which is beginning of Downtown with all amenities as well as the other stores on 9 AV SE which is less than ±10 mins walk.

Proximity to Transit: The subject site is located 25m (± 1 minute walk) from the Primary Transit Network along 17th Street SE and 3.9km (± 8 minute drive) to the City Hall C Train Station, providing convenient access East/West to the City Centre, and North/South to Mount Royal University and southeast Calgary.

Proximity to An Existing Open Space, Park or Community Amenity: The subject parcel allows residents direct and easy access to a variety of community resources including parks, schools, and recreation services. The subject parcel is located within 100m (a ± 2 minute walk).

B. CITY-WIDE POLICY ALIGNMENT

This proposed land use re-designation and associated development vision is consistent with the city-wide goals and policies of the Municipal Development Plan, which encourage: the development of more innovative and affordable housing options in established communities; more efficient use of infrastructure; and more compact built forms in locations with direct and easy access to transit, shopping, schools and other community services.

C. Inglewood Area Redevelopment Plan (ARP)

The proposed land use amendment is aligned with the goals and policies of the Inglewood Area Redevelopment Plan (ARP), which identifies the subject lands as Residential and which aims to: encourage new residential development to increase the community's population; improve the neighbourhood by renovations and rehabilitation, without substantially changing the physical scale and historic character and without causing a major disruption in the way of life of the residents; provide for a variety of choice in housing types, recognizing the difference in family types, sizes and incomes; and encourage the growth of community spirit.

D. COMMUNITY ENGAGEMENT

The community association of Inglewood was approached with proposed drawings of three row townhouses on the subjected site. Based on their feedback we amended the DP drawings and resubmitted again for review and got a formal go ahead from the Inglewood CA for the project. Also when Notice was Posted for the the land re-designation application on site received a positive feedback received.

Should you have any questions, comments or concerns, please contact Irshad Shehzad at 587-999-6433 or irshad@calestate.ca