

Applicant Submission

2022 January 06

On behalf of the landowner, please accept this application to redesignate a +/-0.058 hectare site from R-C2 to M-CGd75 to allow for:

- multi-residential development in addition to the uses already allowed (e.g. single-detached, semi-detached, and duplex homes and suites)
- a maximum building height of 12 metres (an increase from the current maximum of 10 metres)
- a maximum of 4 dwelling units (an increase from the current maximum of 2 dwelling units)
- the uses listed in the proposed M-CG designation.

The subject site, 1923 26 Ave SW is a mid-block lot located in the community of South Calgary along 26 Ave SW. The lot itself is surrounded by R-C2 lots in all direction although there are many M-CG, M-C1, M-C2 or commercial C-N1 and M-U1 lots to the west and east of the lot.

The site is approximately 0.058 hectares in size. A rear lane exists to the south of the site. The property is currently developed with a one-storey single detached dwelling. Vehicle access to the parcel is available and will be via the rear lane. The area is well served by Calgary Transit bus service with the closest bus stop along 26 Ave serving route 6, less than 35 meters away.

Public Engagement

Before undertaking the project, our office completed the "Community Outreach Assessment". The project's impact score is "1 B". So we took a direct approach to reach to community association, local residents within a 90 meters radius and initialized the pre-application with city planner.

Between Dec. 21st to Dec. 22nd, our staff did post card deliver to residents within a 90 meters radius. During the process, our staff did door knocking and spoke with residents at home. The main concerns our office got are with regards to increased traffic, increased density, height, shadow effects, and safety. We believe those can be properly dealt with at the development permit stage.

Policy Alignment

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 MOP as the rules of the M-CG provide for development forms that may be sensitive to existing residential development in terms of height, built form and density.

The proposed M-CGd75 still makes the lot a low density residential lot and allows a maximum of 4 units. Considering it situates on a busy street and many lots have even been rezoned to higher density lot like M-C1 and M-C2, we hope Councillors can support the proposal.