

Applicant Submission

Land Use Amendment Application

2831 15 Ave SE, Calgary Alberta



Project Address: 2831 15 Ave SE, Calgary Alberta

Existing LUD: R-C2

Proposed LUD: R-CG

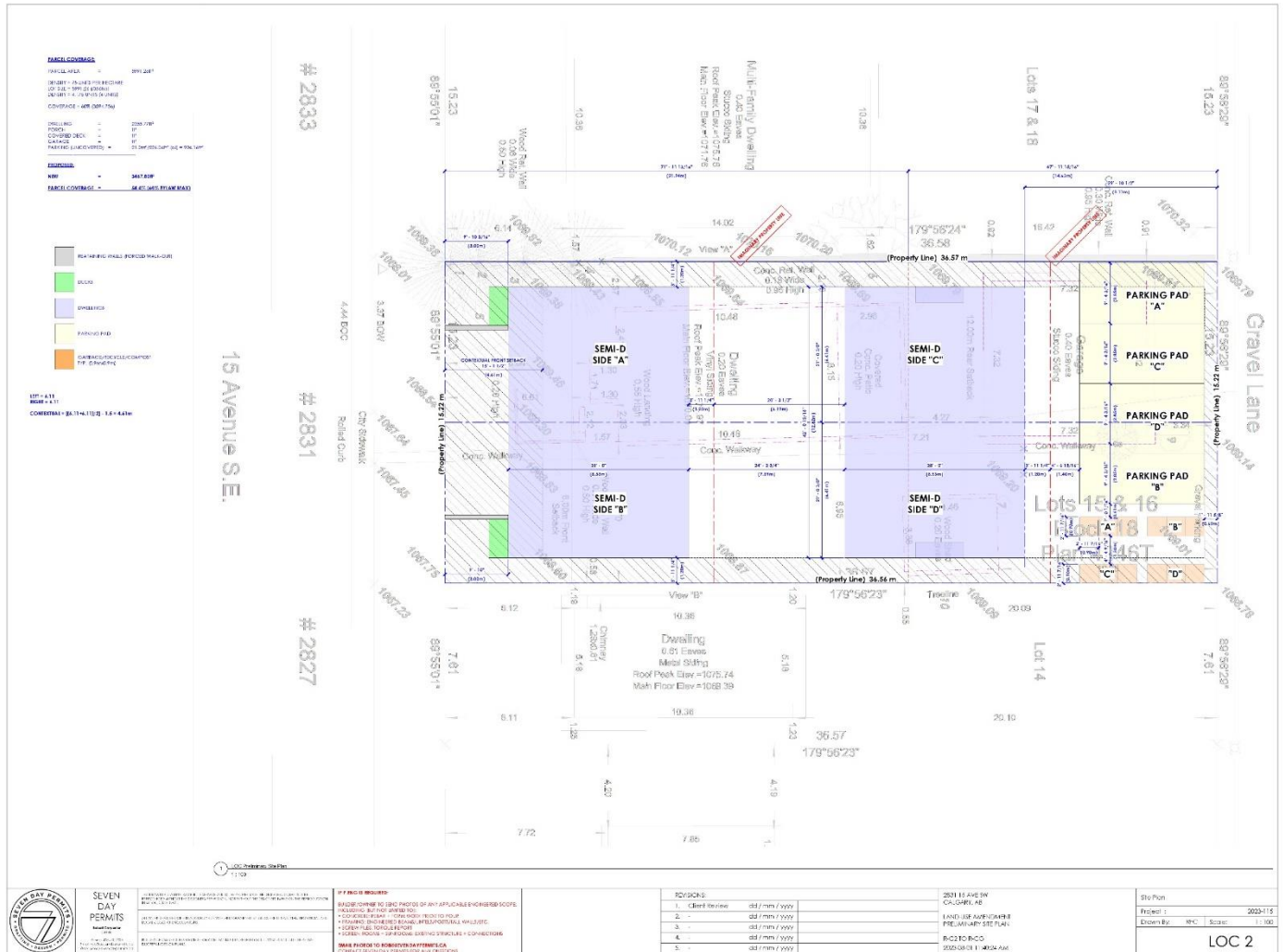
Pre-Application: PE2022-00249 / Assigned Planner: Wonjun Cho (wonjun.cho@calgary.ca)

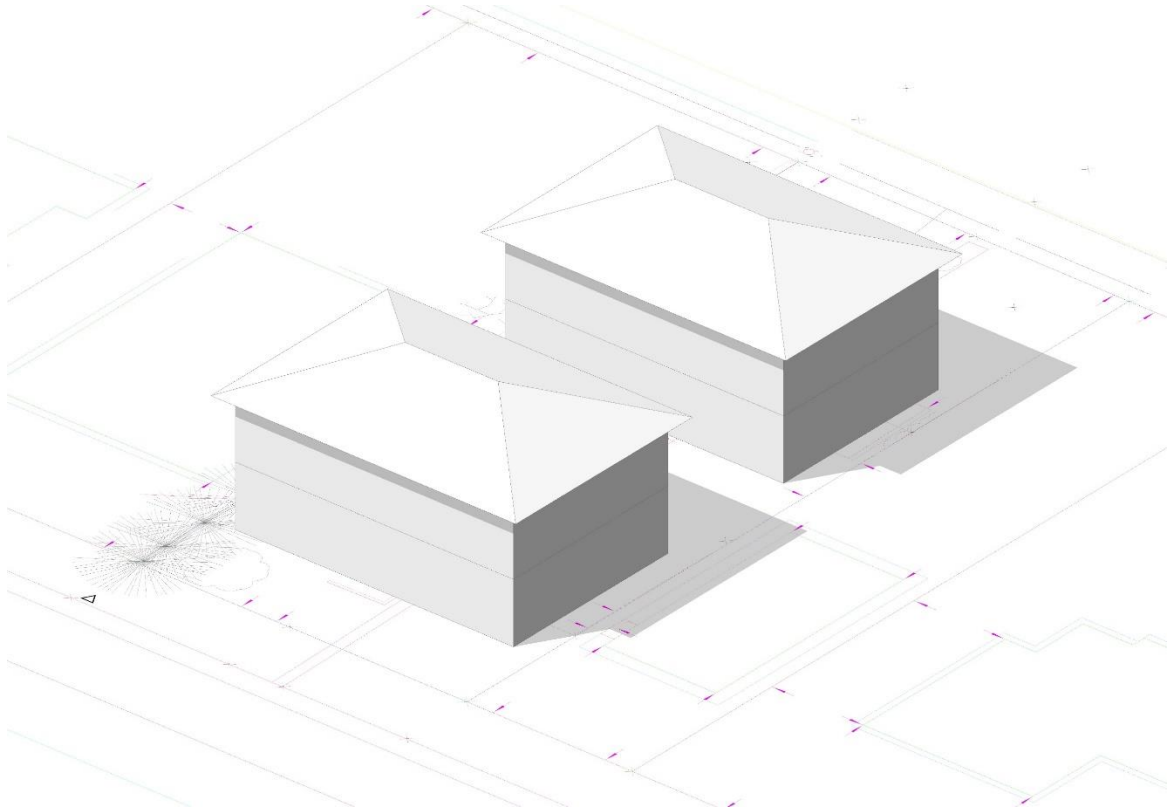
Table of Contents:

1. **Bylaw Assessment**
2. **Impact on Community**
3. **Relevant Policies**
4. **Access to Transit + Major Roads**
5. **Public Engagement**
6. **Conclusion**

(1) Bylaw Assessment

The proposed development should this LOC be supported will be comprised of Two (2) Semi-Detached dwellings with Secondary Suites (basement). Preliminary Site Plan is shown on the supplied application documents (LOC 2):





The above preliminary massing shows these both as 2-story Semi-Detached dwellings with a courtyard common area between them. If the LOC is supported Development Permit drawings will be created detailing the exact details of the development.

Parcel Coverage: Preliminary plans/footprints confirms we can have these homes designed and meet the LUB with respects to Parcel Coverage

PARCEL COVERAGE:

PARCEL AREA	=	5991.26ft ²
DENSITY = 75 UNITS PER HECTARE		
LOT SIZE = 5991.26 (.056ha)		
DENSITY = 4.175 UNITS (4 UNITS)		
COVERAGE = 60% (3594.756)		
DWELLING	=	2355.77ft ²
PORCH	=	ft ²
COVERED DECK	=	ft ²
GARAGE	=	ft ²
PARKING (UNCOVERED)	=	21.0m ² /226.04ft ² (x4) = 904.16ft ²

PROPOSED:

NEW	=	3467.80ft ²
PARCEL COVERAGE	=	54.4% (60% BYLAW MAX)

In addition to meeting Parcel Coverage, other aspects such as Front/Side/Rear Setbacks, Amenity Space, Parking, Garbage/Recycling/Compost bins can also be accommodated on this lot.

This Use and proposed development are in-line with the R-CG district.

(2) Impact on Community

This would be the first development of this type in the immediate area (Semi-Detached in a front to back orientation). We are surrounded by other higher density districts and across the street from our lot is another R-CG lot, approved with the same density we are looking for (4 units with suites).



This area of Calgary is close to Major Roads (17th Ave / International Ave), Commercial Districts and Multi-Family Districts. With re-development underway the impact on the context of this community is minimal and is a great progression in the continued density increase.

The proposed development being composed of 2 dwellings rather than 1 larger Town House or Row House also allows for an easy transition from the existing R-C2 lots, and the street scape would look like any other Low Density Residential Development.

(3) Relevant Policies

A detailed response from the planner can be found in the additional documentation in this application (Pre-App Assessment PDF).

#5 Planning:

Based on the MDP at the time of the pre-application submission, the proposed modest redevelopment with higher density housing type is supported.

#6 The Albert Park/Radisson Heights Area Redevelopment Plan (ARP):

Based on the ARP at the time of the pre-application submission, an infill development with additional dwellings in a low-density form is encouraged.

#7 The Low-Density Residential Housing Guidelines:

The Low-Density Residential Housing Guidelines for Established Communities illustrates recommendations for parcel layout, building mass, privacy, and landscaping. The future infill development is encouraged.

#8 (n/a)

#9: Based on the context of the neighbourhood and the City policies, a land use amendment to R-CG may be supported by administration. However, the Council makes the final decision on the land use amendment application and the community support through a public engagement process is also an important factor for the Council to make the decision.

#10 (n/a)

#11 Proposed Developments

The planner notes a row-house development as an option in R-CG. Additional meetings to discuss our proposal (2-Semi-detached Dwelling (front to back) is also a viable option given that we can meet the density requirements of R-CG

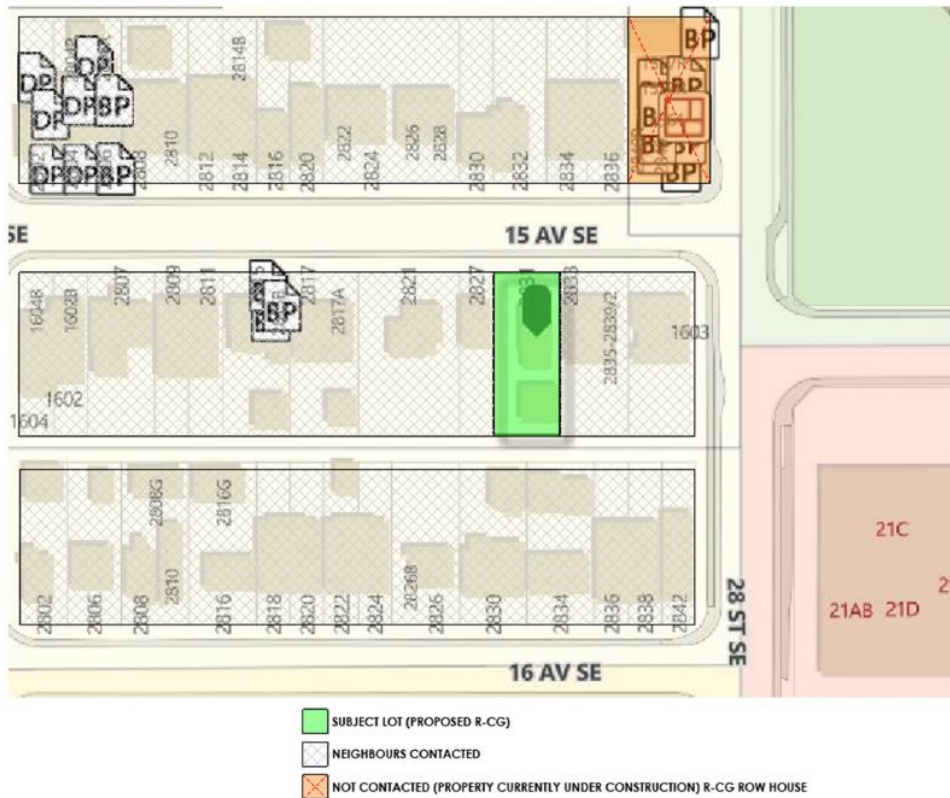
(4) Access to Transit + Major Roads

2831 15 Ave SW is an ideal lot with respect to access to Transit and Major Roads. Located only 2 blocks from 17th Ave/International Ave and the Bus Rapid Transit lines allow for immediate access to Downtown, Deerfoot Trail and Stoney Trail. This ease of access to all quadrants of Calgary as well as the Downtown Core is perfect for an increase in density as proposed.



(5) Public Engagement

On August 3rd, letters were distributed to Neighbors, the Community Association and Ward Councilors. A copy of this letter is included in this application and results of the Engagement is noted on the Outreach form.



The community Association email we used was found through the Fed. Of Communities:



Federation of Calgary Communities

<https://calgarycommunities.com> > communities > alber... ⋮

Albert Park / Radisson Heights Community Association

Hall Located at: 1310 - 28 St. SE ; Hall Phone Number: (403) 272-7317 ; Hall Fax Number: (403) 235-2650 ; Hall E-mail: aprh@shaw.ca ; Community Association Website: ...

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(6) Conclusion

We feel this is an ideal lot to change from R-C2 to R-CG for the purpose of redeveloping with a higher density. It appears to be in line with the Planning Departments long term objectives with this area as well as other relevant policies in the area.

The proposed development will consist of 2 Semi Detached Dwellings with Suites, this will continue the re-development in this area in the same direction as other similar developments that are currently under construction.

We look forward to your review and appreciate your consideration of this application.

Please contact me directly with any questions or comments you may have.

Robert Carpenter

President,

Seven Day Permits Inc.

P: 403.700.2026

E: rob@sevendaypermits.ca