

Applicant Submission

2023 November 1

Company Name (if applicable):

Horizon Land Surveys

LOC Number (office use only):

LOC2023-0079

Applicant's Name:

Lei Wang

Date:

March 28th, 2023

On behalf of the landowner, please accept this application to redesignate a +/-0.056 hectare site from R-C2 to M-CGd75 to allow for:

- Row house developments
- Maximum height of 12 meters
- Maximum number of 4 units
- The uses listed under M-CG

The zoning and density factor is choose here as only one side of the property is along the road and we want to provide clearance that the maximum number of units would be four.

The subject site, 110 31 Ave NW, is located in the community of Tuxedo Park along 31 Ave and east to a lane. The lot is currently developed with a two storeys single detached dwelling built in 1940. Surrounding dwellings are mostly single detached with a M-CG condo developments to the east of the property.

The site is approximately 0.056 hectares in size. A lane exists to the north and east of the site. Vehicle access to the parcel is available and will be via the lane. The area is well served by Calgary Transit with primary transit network right along centre street and route #3 roughly 100 meters away.

Policy Alignment

The subject parcel is located within the Residential-Developed-Inner City area of the Municipal Development Plan. Although the document makes no specific reference to the site, the proposed land use amendment is in keeping with a number of overarching MDP policies.

Neighborhood infill and Redevelopment policies encourage higher residential densities and redevelopment that is similar in scale and nature, and that increases the mix of housing choices including accessory suites. The proposed zoning M-CG provides for

development forms that may be sensitive to existing residential development in terms of height, built form and density. With the site closeness to bus transit, future homeowners can easily take public transit for work without owning a car thus cutting carbon emission.

The subject site is also located within Neighbourhood Local Under North Hill Communities Local Area Plan. The plan states that "Building forms that contain three or more residential units should be supported in the following areas:

- within transit station areas
- near of adjacent to an identified Main Street or Activity Centre
- on higher activity streets, such as where there are adjacent regional pathways or higher volumes of private vehicle or pedestrian activity in a community
- where the parcel has a lane and parking can be accommodated o site"

This site meets all of those criterion. Thus we ask city to support our application.