

Applicant Submission



City of Calgary
Planning & Development
P.O. Box 2100, Stn. M, # 8108
Calgary, AB, Canada T2P 2M5
To Whom It May Concern



RE: Land Use Redesignation | Applicant's Submission,

We are applying to the City of Calgary for a land-use change from R-C2 to R-CG at 3916 30 Avenue SW. The intent of this application is to make allowable the construction of four (4) Rowhouse units on this corner parcel. All vehicular access will be limited to the lane for any future development. At this time no formal design has been developed and our application is for the change in land use only.

The R-CG typology is listed a Grade-Oriented Infill development which supports Rowhouse building as a permitted use provided any proposed development conforms to section 347.3 or the Calgary Land Use Bylaw 1P2007.

We feel this site is suited for this type of development for the following reasons:

This Inner-City location has many benefits of increased density:

- Supports the use of existing City infrastructure.
- Proximity to the downtown core
- Proximity to Glamorgan Shopping Centre (3 blocks away).
- Proximity to the 37 Street Max Teal bus route (3 block walking distance)
- Proximity to Holy Name Elementary and A.E. Cross Junior High Schools (3 blocks away)
- 3916 30 Avenue is a Corner Lot at the Southwest Corner of the Block. The neighbour to the East is a similar 4-unit rowhouse.
- Ease of access to busy traffic corridors 37th ST. and Richmond Rd.

Similar R-CG land uses currently exist within the Community of Glenbrook; most commonly these sites are located on corner lots.

Single lot examples of this Land Use can be found beside this lot at 3912 30 Ave SW and 3711 30 Ave SW.

We are reaching out to adjacent neighbours and the Community Association to solicit comments and suggestions from residents for this change to the land use and for any subsequent site development. If you have any concerns, feel free to contact me directly.

To Align with the City of Calgary's Climate Resilience Strategy, the applicant commits to applying sustainable building strategies in any future development, should the Land Use Application be approved. As a LEED® Accredited Professional I commit to meet and exceed all energy requirement in section 9.36 of the Alberta Building Code and encourage my clients to reduce the carbon footprint of any potential

development. Typically, we seek to reduce energy consumption by way of enhanced building envelope design, Building Massing and orientation and through the re-use of existing City infrastructure.

Thank you,



Jeffrey Riedl

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