

Applicant Submission



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Re: LOC2022-0144 DTR at 2048 50 Ave SW

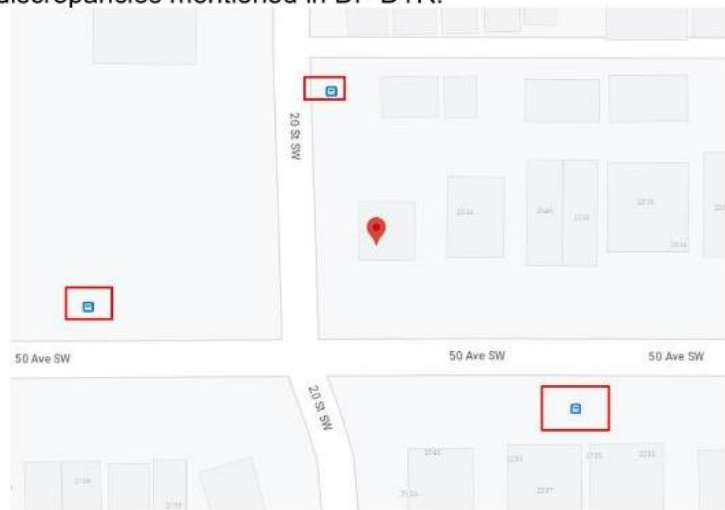
With regards to the above DTR, here is our official reply:

- We would like to continue with the application as M-CGd80 for reasons below:
 - Municipal Government Plan encourages low to moderate density increase in inner city that is consistent and compatible with the existing character of the neighborhood. The proposed land use amendment comes with concurrent development permit application proposing townhouse development similar in scale and building format that already exists in the area.
 - Land use bylaw 576(g) indicates that proposed M-CG zoning is intended to be in close proximity or adjacent to low density residential development. The site is a corner lot along 50 Ave and 20 Street. Alternative High School site is to the west of the site. A 5 units row house development exists to the south of the site. The other directions are single or semi-detached dwellings.
 - The lot is slightly beyond the H-GO criterion of distance to primary transit, BRT, LRT while has multiple bus stations within 100 meters. In fact the closet bus stop is right by the site. Please see map below.



- The lot is bigger than standard lot being 52.2 feet by 132 feet or 0.064 hectares. With the R-CG density factor of 75, the maximum number of units is 4.8 units, slightly shy of 5 units. Throughout the application, we have made really clear that our goal is R-CG style row house with the same lot coverage, maximum height and landscaping requirement. Our concurrent DP application clearly shows all of that.
- Many Commissioner of Calgary Planning Commission has expressed concerns with the rounding down rule of land use bylaw in the past. This is a perfect example of how outdated the rule is. The site is 0.064 hectares allowing 4.8 units under R-CG. However as per Section 14 (2a) of the land use bylaw, “where density is calculated in units per hectare, it is always to be rounded down to the next lower whole number”. If the land use bylaw rounded fractions of 0.50 or greater to the next highest whole number, we will simply file an application to change the zoning from R-C2 to R-CG. That’s actually what we preferred cause although M-CG also allows townhouse, the parking requirement is different than that under R-CG.
- To provide clarity, a concurrent DP application was filed. The application shows 5 units row house development with same maximum height as R-CG, same lot coverage, same setback, etc.

- City of Calgary is facing housing crisis as stated in our Housing Needs Assessment. Our Housing and Affordability task force also made recommendations aiming to reduce red tap and promote affordable housing. This project while makes a lot of sense from all aspects, is severely delayed due to red tap and outdated land use bylaw. With concurrent land use amendment and development permit, this could be a shovel ready project and provide much needed affordable housing to market.
- Community outreach summary is attached.
- The only reason the parking relaxation is needed is due to the inconsistency parking requirement for row houses under M-CG and R-CG. Although the building format proposed is exactly the same, this inconsistency makes relaxation necessary. With the public transit in very close distance, the parking study supports such relaxation. FAAS architecture is also confident to deal with the other discrepancies mentioned in DP DTR.



This sketch shows one bus station right by the lane of the site. The other two are within 50 meters of the site.

Best regards
Lei Wang
Horizon Land Development and Consultation Inc.