

Applicant Submission

Company Name (if applicable):

Sociis Design

LOC Number (office use only):

Applicant's Name:

Aline Melo

Date:

October 16, 2023

Whom it may concern,

My name is Aline and I am applying for a Land Use Redesignation on behalf of my client, Mr. Peter Appleby. Mr. Appleby is seeking a rezoning of the property located at 4819 3rd Street NE to R-CG in order to facilitate the construction of a rowhouse development. Given the parcel's size of 0.048 hectares, this rezoning would permit a maximum of three units under the R-CG zoning regulations.

This application is in accordance with the objectives outlined in the North Hill Communities Local Area Plan (LAP)(2021-Statutory), which designates the site within the Neighbourhood Local Urban Form category and in proximity to the Neighbourhood Connector Urban Form category. According to LAP policies, the construction of building forms housing three or more residential units is endorsed in areas adjacent to identified Main Streets and where the site includes a lane and on-site parking.

Furthermore, the property falls within the Inner City Area, as defined by the Municipal Development Plan (MDP)(2009-Statutory), and is conveniently situated near the Urban Main Street (Centre Street) and an Industrial - Employee Intensive area. The Inner City Area comprises residential communities primarily established and developed prior to the 1950s, which have recently undergone revitalization efforts. Much of this intensification has occurred along busier roadways and as low-density infill within areas of lower density. The City of Calgary supports such intensification in transition zones bordering higher-density areas, such as Main Streets, within the Inner City Area. The proposed intensification aligns with the existing character of the neighborhood.

In accordance with guidance from the City of Calgary, we plan to notify the Community Association about our application, as well as inform neighboring residents and the local area Councillor.

We firmly believe that this proposed land use change and the subsequent development project are in harmony with the goals of both the City and the local community, ultimately benefiting neighbors and the residents of Calgary at large.

Thank you for your attention and consideration.

Sincerely,
Aline