

Applicant Submission



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City of Calgary
P.O. Box 2100, Stn. M
Calgary, Alberta, Canada T2P 2M5

Job No P- 711-01

Attention; Hugo Hailey
Email; hugo.haley@calgary.ca

Re: Lot 1 Block 1, Plan 1411635
4727 R - 84 St NE
Rezoning Application from S- TUC to S - FUD

This application to rezone the land from S-TUC to S-FUD in order to allow a higher and better use of this lot. To this end, please find attached the following report in support of our application.

1) Site Description

This lot is located just west of 84th Street NE at McKnight Blvd NE. The land is owned by Lucky (Mandeep Singh) Bedi & his wife. They have owned this site for about 1 yr. Currently there is no existing development on this site. If approved it would be proposed to develop a home and a storage shed on this roughly 2.5 acre site. We feel that this area is a strong candidate for development as development has occurred around this site to the east and south(S-FUD). Traditionally this site has not had access however since the property adjacent to the east is owned by another family member, access will be obtained via that lot directly from 84th street as shown on site plan.

2) Surrounding Land Uses

The adjacent land uses to the south and east are S-FUD, the current land use for this site is S-TUC and is why we are seeking a zoning change to allow for the same land use as the adjoining land uses to the south and east. Since the access issue has been resolved it is proposed to have this site redesignated to be consistent with the adjoining land uses to the south and east. There is a residence on the property to the south. There used to be a residence on the property to the east that experienced a fire a few years ago.

3) Geography and Topography

The site is relatively flat with the lowest portion being in the south west portion of the site. There is no substantial slope, drainage, or flood issues for this site.

4) Access

Historically there has been no access to this site. However, the access issue has since been resolved, as shown on the site plan. It is proposed that any new approaches will come off of 84th Street NE across the northern portion of the site adjacent and to the east. A family member

who owns that parcel has consented to grant a 15 meter access easement across the northern boundary of the site. In all cases safe site distances will be maintained. There are safe and unobstructed views along 84th street from this location.

5) Services

This is an un-serviced site and it is anticipated that it will be many years before full city services will be extended to this area. The site is located on the east side of the TUC and as such many of the city trunk line services have been maxed out servicing developments on the west side of the TUC. In order to achieve services to this site would be very expensive as pipes would have to be extended for more than a mile from where adequate capacity would exist. The cost of these extensions would be cost prohibitive for this small isolated parcel. This proposed interim use would be ideal while awaiting full services to arrive in decades to follow.

6) Storm Water

Storm Water is currently being provided by way of overland drainage and natural infiltration. We anticipate no changes to the current system. Any development on this site will impact the current storm water system in a negligible way; therefore we do not anticipate any changes to the status quo.

7) Waste Water

The waste water will be contained in a holding tank and pumped out on a regular basis.

8) Garbage Disposal

Any and all personal garbage will be disposed of personally to the Calgary landfill site on a as needed basis.

9) Shallow Services

All other shallow services, gas, power and telephone are already to the property line and the land owner will extend these services at this own cost at no expense to the City currently being provided by way of overland drainage and natural infiltration. We anticipate no changes to the current system. Any development on this site will impact the current storm water system in a negligible way; therefore we do not anticipate any changes to the status quo.

10) Proposed Development

Upon rezoning and DP approval Development will consist of a new personal residence and out building. (See Figure # 1) This proposed home will be constructed upon full approvals being put in place. All new development will conform to the land use bylaw.

11) Landscaping

All landscaping will be professionally done. Particular attention will be given to employ hardy native species which grow naturally and take very little water and minimal maintenance. It will consist of a variety of coniferous and deciduous species in order to ensure a year-round aesthetically pleasing landscaping.

Summary

This proposed development would not be out of character for the area as redevelopment is similar in the surrounding area.

This is rezoning and a new residence would be easily accommodated without impacting the area in any substantial way.

This development will be professionally designed and landscaped.

The site will be self-contained so as not to require any additional services

The site now has legitimate and legal access.

It will accommodate what we feel is an ideal interim use while awaiting services which could take several decades to arrive to this site

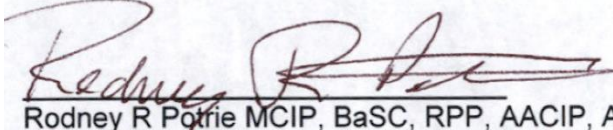
It will provide an improved tax revenue base.

It is ideally located with excellent and safe access.

Similar development has already occurred in the surrounding area.

Should you have any questions feel free to call.

Sincerely,



Rodney R Potrie MCIP, BaSC, RPP, AACIP, ACP, CET, ADOA
Planning Protocol
President & CEO
P-711-01 Lucky.Bedi S- TUC to S - FUD