

# Applicant Submission

Company Name (if applicable):

N/A

LOC Number (office use only):

Applicant's Name:

Patrick Churchman

Date:

27 August 2024

## Background and site context

The subject site is located in the community of Highland Park at the west end of 36th Ave on the North side of the Avenue adjacent to the James Fowler High School parking lot. The site has a total area of .0787 hectares (.193 acres+/-) with a frontage of 22.86 meters and a lot depth of 34.44 meters. The site is currently developed with a single detached dwelling with a tandem attached garage accessed from 36th Avenue NW.

Surrounding development consists of James Fowler High School to the North and West, a church with a parking lot, H-GO development to the South on 4 Street NW, and single detached dwellings to the South on 4th Street and to the East on 36th Ave NW. Land uses respectively are S-CS, R-C2, and H-GO all accessing 35th and 36th Avenues NW.

The subject site is 590 meters from the future Centre Street/40 Avenue North LRT station, 185 meters from primary transit service on 40th Avenue NW (Neighbourhood Connector), 550 metres from North-Central BRT on Centre Street North. The site is immediately adjacent to James Fowler High School (0 meters).

## Land Use

The proposed residential R-CG is a low density residential designation that is applied to developed areas that allow for a range of built forms such as single-detached, semi-detached, duplex dwellings, town houses, and row houses. The R-CG district allows for a maximum building height of 11 meters and a maximum density of 75 units per hectare. Based on the subject site parcel area, would allow for up to 5 dwelling units. Secondary suites are also allowed in each dwelling unit. The parcel would require the provision of parking in the amount of .5 stalls per dwelling unit or secondary suite provided. The Residential Contextual Grade Oriented use is supported in the North Hill Communities Local Area Plan.

## Development and Site Design

The proposed Residential Contextual Grade Oriented rules would provide guidance for the future development of the site including appropriate uses, building setbacks, building height and massing, landscaping, and parking. Given the specific context, surrounded on three sides by roads and a parking lots, the impacts of developments are significantly reduced.

## Transportation

Pedestrian access is from 36th Avenue NW. As previously stated, transit is readily available in many forms.

#### Utilities and Servicing

Utilities and services are available from 36th Avenue NW and the utility right-of-way located to the north of the site.

#### Summary of Planning Document Parallels

The proposal conforms to the South Saskatchewan Regional Plan (2014), Growth Plan (2022), the Municipal Development Plan (2009), Calgary Climate Strategy (2022), the North Hill Communities Local Area Plan (2021), and many other smaller plans and strategies included in planning and development documents as well as energy efficiencies and climate objectives.