

Applicant Submission Form

1. A well serviced, well located, transit orientated development

- The subject property is a corner lot, located on 62nd Ave SE (Millican Rd) & 18A St SE- a collector corridor which is very well suited for increased density and commercial development
- Nearby commercial services include the Ridge Mart Grocery commercial site (located across the street from the subject) and Lynnwood Plaza (neighborhood strip retail; located 350 meters west on 62nd Ave)
- Other nearby commercial services include Lynwood Drugs, Medical clinic, and Physiotherapy- within 750 meters
- Schools include Banting and Best (K-3), Sherwood Community School (G4-9), and St. Bernadette Catholic School- within 750 meters
- Recreational services include Jack Setter Arena, Outdoor Pool, and MOCA Community Centre; baseball, football, soccer fields and playgrounds are all located on the nearby school site- within 750 meters
- Ogden House Seniors Club is also walking distance, located adjacent to Jack Setter Arena/ MOCA Community Association Building
- Beaver Dam Flats, Old Refinery Park, and future Millican Ridge Park provide excellent access to public outdoor spaces as well as the Bow River Pathway network
- Transportation:
 - o 62nd Ave/ Millican Rd is the collector road for the neighborhood of Lynnwood/ Millican
 - o Both 62nd Ave and 18A St are well treed and all streets in the area are laned, including the subject;
 - o The future Pop Davies Greenline C-Train Station will be located approximately 450 meters from the subject property
 - o The route #24 bus travels along 62 Ave SE on its way to downtown Calgary; there is a stop directly out front of the subject parcel

2. Contextually sensitive density, supportive of future LRT expansion

- The subject re-designation is seeking to transition the subject to an 'H-GO' land-use
- The subject property has an area of 7,150 sq ft, 20% larger than your typical 50x120 inner city redevelopment lot. Under the current R-CG zoning this caps the density at 4.99 units, however the no round up principal limited us from applying formally for a fifth unit and we were not yet aware of the H-GO zoning option at that time.
- the narrow miss on the density cap under R-CG was discussed in a pre-application meeting with the Development team prior to this application being conceived.
- H-GO is very similar to the current R-CG contextually sensitive approval with a building height not greater than 12 meters (approx. 39 ft); for context, the neighborhood is substantially R-2 zoned with the vast majority of homes being raised bungalows including the homes directly adjacent to the subject (i.e.- existing stock is 1.5 storey's tall or approx. 20 ft to top of roof)
- being a corner lot and a laned parcel, overlooking concerns are limited to the east property line, providing a good reference for residents concerned with redevelopment
- The flat roof design will diversify the current housing stock in the area however the use of lap siding, smart trim, and stucco are architectural features of the existing stock, and will help maintain the current feel of the community.
- the stacked design will provide housing options that meet the needs of both new entrants to the housing market, and those looking to downsize from bungalows while giving them an option to age in place. The upper units are great options for shared living and young families alike, ensuring local area population maintains at a level sufficient to support local business and schools.