

Applicant's Submission

Company Name (if applicable):

LOC Number (office use only):

Applicant's Name:

Junaid Malik

Date:

February 7, 2025



Comprehensive Description of the Proposal:

The applicant is seeking approval to redevelop the subject site, currently improved with a single detached dwelling and a three-car garage. The redevelopment plan includes the addition of a secondary suite to the existing dwelling. Presently, the property is zoned under a Direct Control (DC) district, which does not permit secondary suites. To facilitate the proposed redevelopment, the applicant is requesting a land use amendment to redesignate the site to an R-G (Residential - Low Density Mixed Housing) district, a zoning classification that would allow for the development of a secondary suite as a discretionary use.

Planning Justification in Support of the Application:

The proposed rezoning and redevelopment align with the City of Calgary's planning principles and would contribute to the development goals outlined in the Area Structure Plan, which designates the subject site for residential development. The applicant's request for a land use amendment is supported by a series of planning considerations, as detailed below:

Consistency with the Area Structure Plan: The current land use designation of the property is consistent with the "Residential" designation of the Area Structure Plan. This provides a basis for the redevelopment of the site to support a low-density residential development, which aligns with the overall vision for the area.

Appropriateness of R-G Zoning: Based on the City of Calgary Land Use Bylaw (2008), the applicant's proposal to redesignate the site to an R-G zone is appropriate in the context of the surrounding land use districts. The R-G district is consistent with the city's broader rezoning goals for housing and would support the development of a secondary suite, which is a permitted use in the R-G district (Section 547.1). Rezoning to R-G is seen as a logical step to accommodate the evolving residential needs in the area, particularly in terms of increasing housing supply through compatible secondary suite developments.

Compliance with R-G Development Standards: The subject site meets the key development standards required by the R-G district, ensuring that the proposed redevelopment will be compatible with surrounding properties. Specifically, the lot dimensions and area satisfy the requirements for an R-G zone:

The parcel width is approximately 11.0 metres, which exceeds the minimum required width of 6.0 metres per dwelling unit (Section 547.6).

The total parcel area is approximately 368 square metres, well above the minimum required area of 150.0 square metres per dwelling unit (Section 547.6).

The maximum parcel coverage for a laned parcel in an R-G district is 70.0 percent (Section 547.8), and the subject site can accommodate this requirement, maintaining a balance between built form and open space.

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Positive Impact on the Residential Character of the Area: Adding a secondary suite to the existing dwelling contributes to the diversity and sustainability of housing options within the neighborhood. It allows for more efficient use of existing residential infrastructure while maintaining the low-density character of the area. The proposed suite will offer additional housing choices for individuals or families, contributing to the neighborhood's housing mix and responding to the city's growing demand for affordable and adaptable living spaces.

Alignment with City Housing Objectives: The proposal aligns with the City of Calgary's objectives to increase the availability of housing options within existing neighborhoods, particularly those that provide opportunities for infill development. Secondary suites are a valuable component of Calgary's overall housing strategy, as they allow homeowners to enhance the functionality of their properties without drastically altering the character of the surrounding area. The proposed redevelopment would contribute to the city's broader goals of enhancing housing affordability, increasing density in appropriate areas, and making better use of existing infrastructure.

Conclusion:

The proposed land use amendment and redevelopment plan to introduce a secondary suite in the existing dwelling align with both the City of Calgary's planning policies and the vision for sustainable residential growth within the area. The R-G zoning designation is an appropriate and necessary change that would support the redevelopment of the site while adhering to established land use guidelines. This proposal will contribute positively to the neighborhood by diversifying housing options and supporting the city's goals for efficient and responsible development. Therefore, the applicant respectfully requests approval of the land use amendment and redevelopment proposal.