

Applicant's Submission

LOC 2017-0289

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The purpose of this application is to adjust the setback rules of DC land use districts 163D2016 and 164D2016 to make the setback rules more consistent with land use by-law 1p2007. The building setback rules in these by-laws reference street names rather than the common approach of referencing property lines. These setback rules impede development in the Currie neighbourhood to happen as envisioned in the masterplan. Specifically, the 6m setback requirement for the blocks (18 & 19) fronting onto Trasimeno Crescent would result in a home to street interface that does not meet the urban design objectives of the neighbourhood. Although this application is being made to address a specific immediate need for development to proceed on Currie, the application will also benefit all future development governed by this by-law. The City of Calgary planning department has recognized the need for the amendments to this by-law and is supportive of the by-law.