

## Applicant's Submission



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W.E.BERG, A.L.S.

April 11, 2018

Our File: 3557  
City of Calgary: LOC2017-0359

The City of Calgary  
Calgary Municipal Building  
800 MacLeod Trail S.E.  
Calgary Alberta T2P 2M5

Attention: Jihad Bitar:

**Re: NOTICE OF INTENT TO REVISE PROPOSED LAND USE BYLAW AMENDMENT APPLICATION  
AFFECTING 2228 36<sup>TH</sup> STREET S.E | LOC2017-0359**

In regards to the above noted Land Use Bylaw Amendment application, the landowner has opted to revise the original proposal to a different land use district. By way of this letter please amend the original proposal to redesignate the Subject Site from a *Residential – Contextual One/Two Dwelling (R-C2) district* to a *Residential-Grade Oriented Infill (R-CG) district*. The original application sought a redesignation to the *Multi-Residential – Contextual Low Profile (M-C1) district*. The R-CG designation would permit future development that would respect the development scale, scope and character of the existing neighbourhood.

The Subject Site is located in a predominantly residential neighbourhood with various types of housing forms. Under the current Land Use Bylaw the majority of the surrounding area is designated "Residential – Contextual One/Two Dwelling (R-C2)".

Considering the increased density and building height implications the M-C1 zoning could have posed in a wider neighbourhood context, we determined it is not appropriate at this location and at this time.

The Municipal Development Plan promotes neighbourhood infill & redevelopment policies that encourage growth and change in low density neighbourhoods through redevelopment that is similar in scale and built form of the surrounding area, while increasing the composition of housing types that could include secondary suites, row housing or other ground-oriented housing. Other guiding criteria used to determine redevelopment of an inner-city infill site include access existing infrastructure, public transit, etc.

While the proposed district does not fit into any of the Multi-family designations in the Land Use Bylaw, it does satisfy several criteria listed in the City's "Location Criteria for Multi-Family Infill (2016)" guidelines. For instance, a bus stop is readily available in front of the dwelling and it is within 600m of the planned Rapid Transit Bus route on 17<sup>th</sup> Avenue S.E. In terms of connectivity to the City's road way system, the site fronts onto a collector standard road (36<sup>th</sup> Street S.E) and has direct rear lane access with ample on-site parking to accommodate the two main floor units and the two basement suites. It is relatively close to existing non-residential developments such as the existing M-C1 and C-COR2 districts located north of 21<sup>st</sup> Avenue S.E. It is also located on the periphery of the 17 Avenue S.E. Area Redevelopment Plan boundaries.

If you require any additional information please do not hesitate to contact the undersigned.

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Regards,  
Kellam Berg Engineering & Surveys Ltd.

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