

## Applicant's Submission



### Land Use Redesignation Applicant's Submission Not Including Secondary Suites

PL 1263 (R2017-09)

This form is to be filled out by the applicant and provided to The City of Calgary at the time of submission. These comments are included in a report which is presented to the Calgary Planning Commission and a Public Hearing of City Council. Your comments **must** be limited to the area designated on this form to ensure it will fit the space requirements of the report. Supplementary information can be provided separately in your application if required.

City of Calgary  
Planning and Development  
800 Macleod Trail SW  
Calgary AB. T2P 2M5  
April 10, 2018

Re: Land Use Re-designation from R-C2 to C-N1: 2369 29th Street SW: - Plan 1855W, Block 1, Lots 1&2

The parcel is located in the community of Killarney (Land area = 0.0699ha), which is privately owned. KHA, on behalf of the landowner wish to pursue a land use re-designation to facilitate a mixed-use development consisting of commercial units at grade, with condo units above. We believe our proposal will be a great asset to the Killarney community's revitalization program.

#### RATIONALE

The site in question demonstrate a number of characteristics as to why it is appropriate to request that it be rezoned to C-N1 land use, which will help facilitate the development of new compact, sustainable and affordable homes along with the support of new small businesses in the area.

**Corner Lot:** The site occupies a prominent corner lot, which allows the proposed development to enhance the neighbourhood's streetscape by addressing both 26th Avenue and 29th Street SW with grade-orientated commercial unit entrances as well as the entrance to the apartments on the levels above.

**Collector Road:** Both 26th Avenue and 29th Street SW are collector roads that encompass the subject site; each road ensures the ease of access and traffic capacity for future residents and businesses.

**Direct Lane Access:** The proposed site enjoys direct lane access, facilitating a development that provides vehicle access to the back lane, creating uninterrupted, pedestrian-friendly streetscape interface along 26th avenue and 29th street SW.

**Proximity to Transit:** There is a primary bus stop directly outside of the subject property on 26th Avenue SW and within 100m across the road from another primary bus stop. The Calgary Primary Transit Network provides communities with daily reliable public service, with frequency of every 10minutes.

**Adjacent to Existing Commercial Development:** The subject site is directly adjacent to existing commercial developments, which makes it all the more natural to allow the proposed land use re-designation be an acceptable request, as the proposed vision helps to provide an excellent fit and addition to the overall neighbourhood fabric.

#### Municipal Development Plan Alignment

The proposed land use re-designation and development vision aligns with the citywide plan, which supports the development of more sustainable and affordable housing in established communities. The proposed intensification leads to the efficient use of infrastructure because of the vision towards more compact built forms in locations that have direct and easy access to transit, businesses, schools and other community services.

## Applicant's Submission

### COMMUNITY ENGAGEMENT

#### Stakeholder Consultation Summary

As part of the process in preparing to submit to the Authority Having Jurisdiction (AHJ), we have been committed to introduce to the community as well as to the Ward Councilor Team our vision for the subject property (Legal Description: Plan: 1855W – Block: 1B – Lot: 1&2).

#### Killarney/Glengarry Community Association

KHA has already reached out to the Killarney/Glengarry Community Association Team to introduce our vision for the above-mentioned property. We have submitted a copy of our rationale document, which has provided a detailed outline of our plans. This was followed up with a meeting with the KGCA Team on the 5 February 2018, where we presented our plans as a slide presentation format and tabled questions and concerns relating to the development. On the 12 February 2018, KHA received written feedback from the KGCA Team confirming support for the land rezoning to accommodate commercial on the main floor of the development and condo units above as per our proposal for the community.

#### Ward 8 Councilor Office

KHA reached out to Cllr Woolley's Office in order to introduce the rationale concerning the land rezoning for the subject property. We submitted the Rationale document for their review and comments. Through emails and telephone conversations, the feedback was supportive towards rezoning the land to be either C-N1 or M-X1. On this premise, KHA wishes to pursue on behalf of the Landowner the land use designation C-N1 as it is the more favorable designation to host our vision for the site.

#### Conclusion

The proposed plan to re-designate the land use at 2639 29th Street SW provides many benefits to the community as well as the city at large. These benefits includes:

- Bridging the gap between the MDP policies and the Community ARP
- Providing compact development allowing for efficient land use with focused growth
- Economical benefits to the city with the opportunity of more property tax as well as other taxes
- More diversity with housing type to accommodate towards more choice in the community
- Removing the pressure to encroach on open space in order to provide more affordable housing
- The proposed rezoning will be within 400m of a transit stop, which allows for greater transit use, providing more mobility options
- The land is adjacent to existing C-N1 and C-N2 developments, which helps to create an appropriate transition between low density and more intensive land use.
- The proposed development has direct lane access, which will not affect the pedestrian environment, as there is no impact relating to driveways across the local sidewalks.

Therefore, based on these factors, we recommend that the AHJ support our plan to apply for Land Use re-designation from R-C2 to C-N1.