

Applicant's Submission

Our Request is to re-designate the Land Use of the property on a corner lot in the community of Albert Park/Radisson Heights, known as **#1301 35 Street N.E. (Lot 52, Block 6, Plan #6920 GS)** from the current zoning of **R-C2 (Contextual One/Two Dwelling)** to **R-CG (Low Density Residential Grade Oriented Infill)**.

This will allow for the proposed 4-Unit Row House development being applied for under the current Development Permit Application with the City of Calgary. No secondary suites are being proposed for this development.

This development addresses the following preferred conditions we feel we meet most of the MDP's and ARPs policies as for a Multi-family residential Infill.

Conditions as follows:

- ❖ Development is a corner lot located on 35th Street and 12th Avenue SE.
- ❖ Within 400 metres of a transit stop, there are also numerous Transit stops within minutes of walking distance.
- ❖ This parcel is within 600m walking distance from an existing of primary transit stop.
- ❖ This parcel is not on a collector street.
- ❖ Across from a planned Multi-family development with shared rear lane.
- ❖ This parcel is not adjacent to or across from a park/field or community amenity space.
- ❖ This parcel is not in close proximity to an existing or planned corridor or activity centre.
- ❖ This parcel does have direct lane access.

This development is in close proximity to City Transit corridors, Shopping Districts, School, and Recreation Facilities. This makes the development an ideal project for the City of Calgary's desire for increased population density close to the city core. The intended number of units will comply with the density bylaw. This type of building form will add to the residential appearance of the side streets and allows to keep design patterns prevalent in the neighborhood.

Sincerely,

Michael Vandenbroek
Senior Architectural Technologist
TC DESIGN & CONSULTING INC.