

Applicant's Submission

In regards to the empty corner lot located in the community of Albert Park/Radisson Heights.

Municipal Address: #903 35th. St. S.E.

Legal Description: Lot 27, Block 10, Plan 171 2541

Our request is to redesignate the Land Use of the property known as #903 35th. Street S.E. from the current zoning of R-C1 (single-family) to R-CG (low-density residential grade oriented infill). This will allow for the proposed 4-Unit Row house being applied for under a concurrent Development Permit Application. No secondary suites are being proposed for this development.

The close proximity of this property to Transit corridors, LRT, Shopping Districts, Schools, and Recreation Facilities makes it an ideal candidate for the City of Calgary's desire for increased population density close to the city core. Travel and commute times for new residents is reduced to work and recreation reducing traffic congestion on main arteries during peak hours.

Pre-Application Meeting June 13/2017:

Our first step in this process was to present our proposal to a City of Calgary planner with a pre-application meeting.

This meeting took place June 13/2017 with City Planner Lisette Burga Gherl.

Comments received were supportive with recommendations to increase the size of the units with a city supported lot setback variance to the east and to investigate the possible addition of "porches" to units. These comments were addressed to the best of our abilities by stretching the units east to west to gain more area and allow for porches, but were limited by the Enmax power line easement restriction required on the north property line. Our compromise proposed is porches sized greater than city minimums yet stay within the Enmax setback limits while giving an exterior gathering space at the north & east facing unit entries.

Community Association Presentation May 16/2018:

This proposed development was presented to the Albert Park Community Association at their monthly meeting of May 16/2018.

At the meeting were noted representatives of the community chaired by Nancy Kearney, City of Calgary representative Carolyn Ganes, and Eric Peters (councillors assistant to Gian-Carlo Carra Ward 9). Comments were enthusiastic towards the project and board members were encouraging for the upscale nature this project will have for the community. Redevelopment of this community was a priority for the chair (Nancy K.) and members wanted to ensure that quality exterior materials were being proposed for this development to bring the building standards up in this area. We affirmed that the exterior materials will be of "Hardie" siding and quality stone with no use of vinyl siding or trim. The other concerns were in regard to parking in the area should be off-street and waste/recycle units being hidden from view. We explained that this was indeed the case with this project with parking and waste/recycle both being housed in a detached garage on the property for each unit.

The presentation concluded with the Community Association members encouraging our LUD application and general support of the 4-Unit Rowhouse on the property with concerns addressed above.

Immediate Neighbor Canvassing June/2018:

The proposed development was then presented individually to the immediate neighbors in the community by a house by house canvassing of residents in the area. This was accomplished between the dates of June 01 to June 06/2018.

Of the 10 immediately affected households canvassed, the predominant opinion (8/10) was encouraging towards the development and supporting LUD application. One household even expressed interest in purchasing one of the units when completed.

We felt the neighbors were very encouraging and we don't foresee any serious opposition.

In summary, the comments we have received from the City of Calgary, the Albert Park/Radisson Heights Community Association, and the Immediate Neighbors affected, all point towards support of our Land Use Redesignation Application and the concurrent Development Permit Application.

Thank you