

Applicant's Submission

Proposed application is for a land-use redesignation for an MC-1 land-use from an existing RC2. The site in question is within the 33 Ave/34 Ave "Main Streets Initiative" zone. Under this initiative the proposed zoning for this site is MC-1. The site is a corner lot 22.87m wide (frontage along 14th St SW) x 38.09m long (frontage along 37th Av SW), with existing R-C2 low-density development adjacent.

Existing on the lot is a 1950s bungalow with attached garage accessing 14th St SW as well as a very old garden house in the back yard that is accessible from 37th Ave and from the lane. The garden house is not habitable. Future development will see demolition of these buildings.

Future DP is currently in design. It will be for a rowhouse development. Our development will generally meet the requirements for RC-G zoning. We are pursuing MC-1 zoning on the advice of the City of Calgary Planning Department so that we can be in line with the planned zoning for the rest of the block through the Main Streets Initiative. Our DP will be submitted concurrently along with this land-use redesignation at a later date. There will be no Secondary Suites. This design will take into account: reduction of impact from 14th St to neighbouring properties, greater diversity of housing options in the area, close proximity to public transit, open spaces, and amenities.

Existing lots on this block include other R-C2 dwellings, M-C1 multi-family dwellings, and C-N2 neighbourhood commercial developments, with one S-C1 designated church nearby. Proximity to public transit: 0m to bus stop along 14th St SW (route 13). 320m to bus stop along 33 Av SW (route 7, 107). 1800m from bus stop along 33 Av and Crowchild Trail SW (route 18, 20). 1820m from bus stop along 17 Av SW (route 2, 6, 107, 414, 698). Proximity to public open space: 130m from River Park, turning into Altadore Park, Sandy Beach Park, and Riverdale Park along the Elbow River. 130m from green space and playground along 36 Av SW and 13 St SW. 400m from Giuffre Family Library, Marda Loop Communities Association, South Calgary Outdoor Pool, and the South Calgary Park along 14th St and 32 Av SW. 440m from Kiwanis Park green space and playground. Proximity to amenities: 60m from River Park Church. 200m from small mixed-use commercial development including coffee house, bar and grill, bookstore and cafe, beauty salon, fitness centre, liquor store, dentist office, physio and wellness centre. 400m from Giuffre Family Library, Marda Loop Communities Association, South Calgary Outdoor Pool, and the South Calgary Park along 14th St and 32 Av SW. 1000m from various amenities along 33 Av SW including several restaurants and cafes, fitness centres, shops and services, gas station, wellness centres. 1500m from large grocery store and various commercial developments including coffee and cafes, liquor store, bank, optometrist, and auto shop. 1800m from various amenities along 17 Av SW including various restaurants and bars, various shops and services, sales centres, and boutiques.