

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.

The subject parcel, 2039 30 AV SW, is currently designated DC 211D2017, which was intended to accommodate residential development on a site constrained by slope and compromised lane access. Bylaw 211D2017 used the R-C2 district as a base, and modified four elements: building setback from front property line, maximum building depth, retaining walls, and building height on a corner parcel. Those elements reflected the site specific challenges of the parcel.

This application is intended to clarify one of the four elements amended by DC 211D2017: building height. Following the approval of a development permit, the permit was appealed to the Subdivision and Appeal Board. During the appeal hearing, it became clear that there was ambiguity in interpretation of the Height on a Corner Parcel section of the DC District. As a result of this ambiguity, the development permit was ultimately denied by the SDAB.

This land use redesignation application uses DC 211D2017 as a base, and makes a modification to section 10 regarding height to add clarity and reduce ambiguity regarding height and method of measurement. This amended DC District would continue to accommodate residential development on a site constrained by slope and compromised lane access, and is intended to allow development previously approved by Council and the Development Authority.

ISC: Protected