

## 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.

### 1. A well serviced, well located, transit orientated development

- The subject property is a corner lot, located on 62nd Ave SE (Millican Rd) & 18A St SE- a corridor which is identified for increased density and commercial development in the Final Draft Millican-Ogden ARP
- Nearby commercial services include the Ridge Mart Grocery commercial site (currently under a change of use; located kitty-corner from the subject) and Lynnwood Plaza (neighborhood strip retail; located 350 meters west on 62nd Ave)
- Other nearby commercial services include Lynwood Drugs, Medical clinic, and Physiotherapy- within 750 meters
- Schools include Banting and Best (K-3), Sherwood Community School (G4-9), and St. Bernadette Catholic School- within 750 meters
- Recreational services include Jack Setter Arena, Outdoor Pool, and MOCA Community Centre; baseball, football, soccer fields and playgrounds are all located on the nearby school site- within 750 meters
- Ogden House Seniors Club is also walking distance, located adjacent to Jack Setter Arena/ MOCA Community Association Building
- Beaver Dam Flats, Old Refinery Park, and future Millican Ridge Park provide excellent access to public outdoor spaces as well as the Bow River Pathway network
- Transportation:
  - 62nd Ave/ Millican Rd is the collector road for the neighborhood of Lynnwood/ Millican
  - Both 62nd Ave and 18A St are well treed and all streets in the area are laned, including the subject;
  - The future Pop Davies Greenline C-Train Station will be located approximately 450 meters from the subject property
  - The route #24 bus travels along 62 Ave SE on its way to downtown Calgary; there is a stop directly out front of the subject parcel

### 2. Contextually sensitive density, supportive of future LRT expansion

- The subject re-designation is seeking to transition the subject to a 'RC-G' land-use in accordance with the Draft ARP for Millican Ogden (reference S3.3.4)
- RCG land use would provide for a contextually sensitive development with a building height not greater than 11 meters (approx 36 ft); for context, the neighborhood is substantially R-2 zoned with the vast majority of homes being raised bungalows including the homes directly adjacent to the subject (ie- existing stock is 1.5 storey's tall or approx 20 ft to top of roof)
- being a corner lot and a laned parcel, overlooking concerns are limited to the east property line, providing a good reference for residents concerned with redevelopment
- Modern renditions of peaked roof truss design, lap siding, board and batton accents, and related trim details will diversify housing in the area, while complimenting the traditional architectural features of the existing stock, and maintaining the current feel of the community