

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 landowner of 2815 43 Street S.W. wishes to rezone their parcel of land from R-C1 (R-C1 Residential - Contextual One Dwelling) to R-C2 (R-C2 Residential - Contextual One/Two Dwelling).

To provide you site context and history on this parcel of land. The parcel is located midblock along 43 Street bound between 28th and 30th Avenue S.W. The parcel is currently zoned R-C1, the homes directly across from this parcel are zoned R-C2. The homes directly across the street are primarily used as rentals which as a result tend to house transitory populations that do not tend to lay roots by remaining in the community as this population moves once they have saved enough money to purchase a home. The current semi-detached dwellings across the street were built in in the 1960's and are slowly being replaced by new infill housing stock as ownership changes.

The owner's primary request for rezoning this parcel of land from R-C1 (R-C1 Residential - Contextual One Dwelling) to R-C2 (R-C2 Residential - Contextual One/Two Dwelling) is to provide a greater variety of housing options (more specifically construction of a semi-detached dwelling).

The proposed rezoning of this parcel to R-C2 (R-C2 Residential - Contextual One/Two Dwelling) would be in alignment with the City policy and MDP – Municipal Development Plan more specifically:

This City policy encourages more housing options in established communities, more efficient use of infrastructure, and more compact built forms in locations with direct access to transit, shopping, schools and other community services.

The MDP (Municipal Development Plan - 3.5.1.(a)) supports moderate intensification in a form and nature that respects the scale and character of the neighbourhood.

The MDP (Municipal Development Plan - 3.5.3.(a)) encourages modest redevelopment of the Established Area. The proposed re-designation modestly intensifies the use of the land to a density more appropriate for a central Calgary Community.

The intent to rezone to R-C2 (R-C2 Residential - Contextual One/Two Dwelling) will benefit the existing community as populations have declined from their peak of the 1960's, 70's and 80's. The development of a variety of housing options would encourage young families to repopulate a community which statistics show the demographic is that an older population.

The site has specific attributes which make it ideal for an increase in intensity:

The site is located on 43 Street S.W. which is a main roadway.

The site is only a 5 minute walk to St. Thomas Aquinas School (Catholic).

The site is only a 10 minute walk to A.E. Cross School (Public).

The site is only a 5 minute drive to Westbrook Mall.

The site is only a 5 minute drive to Richmond Square Centre.

The site is only a 4 minute walk to West/East bound bus stop on 26 Avenue S.W.

The site is only a 4 minute walk to North/South bound bus stop on 45 Street S.W.

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In our pre-application correspondence in late October 2018, with the Jarred Friedman City of Calgary Planner - Centre West Team had indicated that the site was a suitable candidate for rezoning from R-C1 (R-C1 Residential - Contextual One Dwelling) to R-C2 (R-C2 Residential - Contextual One/Two Dwelling). Jarred encouraged us prior to formally submitting an application to the City of Calgary to engage the community stakeholders, more specifically the adjacent neighbors, Community Association and Ward Councillor.

Since our discussions with Jarred Friedman, we have engaged the Community Association via phone conversations and e-mails with respect to the land-use re-designation of the parcel. The Glendale Community Association appeared receptive to the rezoning of this parcel of land (see attached e-mail). We have also reached out to Ward 6 Councillor Jeff Davison via phone and e-mail with no response (see attached e-mail sent to Councillor). We have also involved the adjacent neighbors who would be most directly affected by the re-designation and who are in support of our proposal (see attached letters of support).

Should you or your office require any further clarification on the plans please feel free to contact me.

With kind regards,
Mohamad Hachem (Agent
for owner) 403-918-7886
mhachem791@gmail.com

NOTE: Applications must be submitted without personal information on any plans. Omitting this information will protect builders and tenants by reducing the risk of any personal information being wrongfully displayed, while also following the Province of Alberta's FOIP Act. If you consider the information to be personal, do not put it on the plans.

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