

Applicant Submission

Subject Parcel Address:
46 Elveden Dr. S.W.
Calgary Alberta.

Lot 40, Block 2, Plan 1811892

Reason for the proposed land use re-designation:

The subject parcel is currently zoned DC12Z96. The required side yard setback for this zoning is 7.5 meters. When the setbacks are applied to the the parcel the area left to build a single family dwelling unit is a very narrow long strip. The length of the front setback line is 2.59 meters, and the width from side to side (east to west) at the widest point is 8.75 meter. This setback area and setback lengths are not conducive to designing a practical dwelling that would fit in with the existing homes and current homes under construction. In fact, the front setback line length of 2.59 meter does not provide any room for construction of a front facade for a single family dwelling with attached front garage. Any proposed dwelling would have to be set back 26.57 meters from the front property line to reach the 8.75 meter side to side length between side setbacks. This setback would place a proposed dwelling to far back in the lot, and the dwelling would require a very lengthy driveway down a step lot. We believe that this type of driveway would not meet the required "City of Calgary" driveway standard. Also the house would be set back to far on the lot and would not be consistent front setbacks of the existing homes, and most likely not acceptable to the community and city.

We believe that and R-1 zoning is the correct zoning for this parcel. It will provide the proper area and front lot length to design an aesthetically pleasing front facade with attached front garage, with in the side to side set backs. A R-1 zoning would be the same as the adjacent properties the the east and south of the the subject parcel.

The Subject parcel also meet the minimum requirement for parcel width, parcel depth, and parcel area in the Land Use Bylaw 1P2007 for a R-1 zoning.

In conclusion, we are asking for a land use re-designation, because the required setback for the current zoning impose design parameters that are restrictive to the practicable design of a single family dwelling on this parcel of land.