

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.

Site Address: 1305 & 1313 36 ST SE
Land Use Redesignation from R-C2 to M-CG

Design Intent and Context:

The subject parcel is located in the community of Albert Park / Radisson Heights and consists of 0.139 ha. We are proposing a development with two four-unit rowhouse buildings. Parking would be provided at grade in individual, parking spaces accessed from the rear lane.

The current land use designation is (R-C2) Residential – Contextual one/two dwelling which allows for single detached or semi-detached dwelling and a maximum height of 10m. To support the proposed development, we are applying to change the designation from R-C2 to M-CG Multi Residential – Contextual Grade Oriented District.

The Land Use Bylaw describes the M-CG district as follows:

The Multi-Residential – Contextual Grade Oriented District is intended to apply to the Developed Area has Multi-Residential Development that will typically have higher numbers of Dwelling Units and traffic generation than low density residential dwellings ; has Multi- Residential Development designed to provide some or all units with direct access to grade; provides for Multi-Residential Development in a variety of forms; has Multi-Residential Development of low height and low density; allows for varied building height and front setback areas in a manner that reflects the immediate context; is intended to be in close proximity or adjacent to low density residential development; provides outdoor space for social interaction; and provides landscaping to complement the design of the development and to help screen and buffer elements of the development that may have impacts on residents or nearby parcels.

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

- The site is on 36 ST SE, which is a designated Main Street.
- The site is only 10 minutes' walk to Holy Family School.
- The site is only 10 minutes' walk to Father Lacombe High School.
- The site is less than 5 minutes' drive to local shops and mercantiles.
- The site is located at a transit stop
- The site is 3 blocks from 17 Avenue SE

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Policies (and Variations):

Municipal Development Plan (MDP):

The proposed project fundamentally meets the goals of the Municipal Development Plan.

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

The MDP encourages modest redevelopment of the Established Area. (3.5.3 (a.)) The proposed development modestly intensifies the use of the land to a density more appropriate for a central Calgary community

Albert Park / Radisson Heights (ARP):

The ARP's objective is to stabilize and improve the existing residential character of the community by:

1. correcting inconsistencies between existing land uses and land use district designations;
 2. encouraging a compatible relationship between existing dwellings and infill development by means of residential infill guidelines;
 3. discouraging commercial uses from intruding into the residential sectors of the community.
- locates this parcel in a Conservation area, where the policy is to retain the existing neighbourhood quality and character. Our modest four-unit project is a good transitional form between the existing low-density housing stock to the south and east, and the four-storey apartment blocks across the street to the west and north.

Our proposal is fundamentally a grade-oriented, low density form, and maintains the family-oriented character of this block.

Bylaw (and Relaxations):

The proposed development is at a preliminary stage of design. At this point, relaxations are not anticipated. Should any be proposed in the future, these will be within the intent of City policy.

Subdivision:

A subdivision plan will be submitted concurrently with this Land Use Redesignation application to consolidate the proposed parcels.

Engagement:

The Albert Park / Radisson Heights will be consulted as this application and the Development Permit application progress.