

Applicant's Submission

April 4th 2019
LOC2018-0232

To Whom it may concern,

This application proposes the redesignation of the subject property from R-C2 to R-CG. There is currently a single family bungalow on the property (2040 32 Avenue SW). Redevelopment of the property is intended to take the form of a four unit rowhouse. Our intent is to provide well designed, high quality rowhouse units. We intend to fill the need in the neighbourhood for family ground-oriented units. The intent is to meet all of the Land Use Bylaw rules for Rowhouse in R-CG.

The subject site is located on a lane and parking would be provided onsite to comply with the bylaw required parking.

There is good transit access to the site along 33rd avenue one block to the south of the subject property.

The subject site is included in the Residential Developed – Inner City of the Municipal Development Plan. The Inner city Area comprises of “older housing stock in the form of moderate housing densities and a finer mix of land uses along many of the edge streets” (3.5.2).

This proposal is in line with other overarching policies of the MDP including:

2.2.5 a. Encourage growth and change in low-density neighbourhoods through development and redevelopment that is similar in scale and built form and increases the mix of housing types such as accessory suites, semi-detached, townhouses, cottage housing, row or other ground oriented housing.

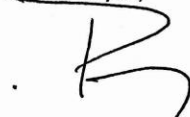
2.3.1 a. provide for a wide range of housing types tenures (rental and ownership) and densities to create diverse neighbourhoods.

The subject parcel is located in the Conservation/Infill area of the South Calgary Altadore ARP. The intent of this area is to “improve existing neighbourhood quality and character while permitting low profile infill development that is compatible with surrounding dwellings. Although the proposed land use triggers a policy amendment to align the listed land uses, our proposal still fits with the intent of the conservation/infill policy.

There is an existing four unit rowhouse directly north of the subject property, and many others in the neighbourhood, mostly on corner parcels. This application is consistent with the redevelopment in South Calgary.

I have reached out to the Community Association and adjacent neighbours about the application. The community association is in support of the applications. I plan to address many of the neighbours' concerns during the development permit stage, and intent to comply with the land use bylaw.

Thank you,



Perry Poropat