

Applicant Submission

Site Address: 3120 Parkdale Blvd. NW
Land Use Redesignation from R-C2 to R-CG

March 06, 2019

Design Intent and Context:

The subject parcel is located in the community of Parkdale and consists of 0.062 ha. We are proposing a development with a four-unit multi-residential building with doors facing 31 ST NW and Parkdale Blvd, with vehicular access from the adjacent lane. Parking would be provided at grade in an enclosed garage.

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 R-CG Division 11: Residential – Grade-Oriented Infill.

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

The Residential – Grade-Oriented Infill (R-CG) District accommodates existing residential development; accommodates grade-oriented development in the form of Rowhouse Buildings, Duplex Dwellings, Semi-detached Dwellings and Cottage Housing Clusters; accommodates Secondary Suites and Backyard Suites with new and existing residential development; provides flexible parcel dimensions and building setbacks that facilitate integration of a diversity of grade-oriented housing over time; and accommodates site and building design that is adaptable to the functional requirements of evolving household needs.

The parcel is located on a corner lot and is situated next to low density Single-detached and Semi-detached buildings towards the east, and Single-detached buildings to the west across the adjacent street. The proposed land use is intended to add further density along a major corridor. While R-CG does allow slightly higher density than the current designation, the rules of the district ensure that development is compatible with low density residential development.

The proposed development will be designed so each unit will have separate and direct access to grade. The overall massing will be designed with in the setbacks and maximum height rule of the Land Use Bylaw which respects the existing character of the block.

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

- The site is only 150m from multiple bus stops to the east and west.
- The site is less than 200m to Westmount Elementary School.
- The site is only 10 minutes' walk west (a 5 minutes' drive) to small shops and restaurants.
- The site is only 15 minutes' walk (a 6 minutes' drive) to Foothills Hospital.
- The site is only 15 minutes' walk (a 6 minutes' drive) to The University of Calgary.
- The site is only 5 minutes' drive to Banff Trail CTrain Station
- The site is only 6 minutes' drive to Sunnyside CTrain Station