

Applicant's Submission

2019 May 31

The subject site is located in the Bridge land Community and consists of 3741 SQM LAND of privately owned land. Main street equity Corp. has agreed to do Land Use Redesignation to facilitate the approval of 4-more units that are already built up on main floor. The proposed use is well-suited to the site, given its surrounding low density suburban context, assembly characteristics and location.

CONTEXT

The site is located within a Developing Greenfield Area of Calgary, and adjacent to a quarter section of land that was recently subdivided and redeveloped with Multi- residential Contextual dwellings. The site's location lends easy access to a number of community amenities through a range of transportation options. Crescent Heights High School, Calgary Public Library, Downtown city Hall LRT station, Crescent Heights community, Edmonton Trail shopping centre, and the Bridge land- LRT station are all located within 3-4 km of the site – approximately 5 minutes by car, 20 minutes by bike, and 25 minutes by transit.

LANDUSE

The site's current DC (Direct Control) District is intended for country residential development. In support of the proposed development vision, this application seeks to amend the existing DC District MCG D111 to MC-2 DISTRICT.

POLICY CONTEXT

The land of this Apartment Building fall within the boundaries of the Bridge land River side and Crescent Heights, Renfrew, Saint Gorgeous Heights and as adopted by Council in 2017. The subject site is located within the Standard Suburban land use policy area of the Bridge land River side. The proposed development is within the Existing Building main floor Plan already built up and no additional construction at site. The proposed development is also governed by higher order, Citywide policy like the Municipal Development Plan (MDP) and Developed Areas Guidebook (DAG), which support greater housing choice and reinforce more complete and resilient residential neighborhoods.

COMMUNITY ENGAGEMENT

The project team is committed to continued transparent correspondence with the Community Association as the subject lands develop. The proposed Outline Plan and Land Use Redesignation application is in keeping with the city-wide goals and policies and will facilitate a development vision that will introduce new housing options for Calgarians looking to live in a developing community that enjoys access to transit, existing infrastructure and community amenities. For the reasons outlined above, we respectfully request that Administration, Calgary Planning Commission and Council support this application. Thank you for your time and consideration.