

Applicant's Submission

November 19, 2019

4824 40th Ave NW is currently a split-level single family dwelling originally built in 1972 in the Varsity neighbourhood. The lot is located directly across the street to the north from Market Mall Shopping Mall and Professional building. The lot is a 50 x 124 rectangular with the front yard facing to the south onto 40th avenue NW. Several old growth trees are present along the boulevard and adjacent properties.

This application is to redesignate the parcel from the existing RC-1 district to RC-2 to allow for a wider range of housing forms. The current proposal is for a semi detached dwelling on the subject site with an option for a secondary suite in the basement of each unit respectively.

In terms of context, the property has a crosswalk to the mall directly in front of it along with Calgary Transit bus stop adjacent to the parcel. Furthermore, there is also a bus stop located across the street from the property. There are considerable amenities in the neighbourhood including: food and drink, shops, businesses, and several bus routes that provide local and crosstown service to and from the community of Varsity.

We believe that due to an abundance of nearby amenities, schools, bus, CTrain, open space, and the University of Calgary this parcel is in a perfect location and well suited for higher density. We will be able to provide 2 primary residences with secondary suites at a reasonable cost in an excellent neighbourhood that will allow for a more diverse housing stock and rental opportunities for prospective applicants.

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