

Applicant Submission

Company Name (if applicable):

LOC2023-0055

LOC Number (office use only)

Applicant's Name: Jaydan Tait

CPC2023-0574

Date: April 18, 2023 (updated from February 21, 2023 original submission)

This is an updated Applicant's Submission as requested by the City of Calgary as part of the DTR 1 response from a letter dated April 6, 2023.

The Land Use Amendment application meets location requirements for the H-GO district and the subsequent Development Permit application will adhere to the rules of the H-GO district.

This project is envisioned as a rowhouse development consisting of three units facing Spider (Felker) Park, with the corner rowhouse anticipated to include a separate suite in the lower level. A one-level dwelling unit will be on top of the garage. The project as currently envisioned offers a mix of housing intended for Calgarians of all ages, and units ranging from 600 to 1260 square feet. The project will consist of high-quality buildings and respectful urban design considerations. Details concerning the project design will be developed through the Development Permit process with zero relaxations to the H-GO district. The homes will be modest in size and price, and the biggest unit would be half the size of the standard single family homes being built in the community.

This is the culmination of my 20 plus year career in planning and development. The design is sensitive and allows more people to participate in the community that I love and have raised my 2 children in since birth. It is my desire for my children, and other Calgarians without huge wealth, to be able to take part in the splendor that is Bridgeland, that has led me to undertake this application process.

The H-GO district allows for a more inclusive vision of Calgary to become reality. H-GO is a huge leap forward in providing opportunities for a mixed range of housing and truly innovative design. The rules are very clear and will be followed.

The new housing at 502 9A St NE will be modest in size and certain units will be priced less than half of other housing currently under construction in the community.

The H-GO district encourages development that will now allow me to age in-place, in a community I want to spend the rest of my life in. My children will have the opportunity to live and grow here as they go to university. Lastly, my mom can finally move to Calgary and have a dignified place to live.

The well thought-out H-GO district allows for much needed "missing middle" housing, all with a welcoming front door at street level. Instead of building another high profit, low-risk, and large single family or semi-detached home, I have chosen a harder path but one with an outcome where we have more housing for people with less money, who deserve the ability to live work and play in Bridgeland. The Calgary I love invites a much broader range of people into it.

The Development Permit application is intended to be created with ZERO relaxations from the H-GO land use district. Therefore, it is expected that this application will be reviewed and approved quickly and efficiently.

The unit over the garage has been previously approved as DP2020-2474. I intend for this approved Development Permit and all conditions pursuant to it to be considered applicable to this Land Use Redesignation application and subsequent Development Permit application.

The high quality urban design, mix of housing types, respect for the urban realm, and the way the project seamlessly fits into the urban context shows this as a perfect example of how the H-GO land use district enhances affordability and opportunity in the inner city community of Bridgeland.

