

Applicant Submission

2023 July 19

Land Use Amendment

We, Manu Chugh Architect Ltd, respectfully submit the subject Land Use Amendment application to **redesignate the property as described below from its current designation M- C1 (Multi-Residential Contextual -Low profile District) to MU-1 (Mixed Use General District)** to allow the currently undeveloped land to be developed to its potential within the **MU-I Land Use District**

Legal Description

Lot 17
Block 20
Plan 1210859

Municipal Address

3720 19 Ave SE
Calgary, Alberta

The site is approximately **0.35 Acs (0.145 Ha)** and is generally flat in topography. The subject property is located in close proximity to 17th Ave & 36 Street SE and is well served by Calgary Transit routes.

The proposal calls for the land to be developed with a **six (6) storey** combustible construction apartment /mix use commercial building with a one level of underground parking.

While researching for various options to develop the subject property to its full potential and based on market demand and surrounding land uses the most preferred option is to develop the property for a **Mixed Use District** to better align with applicable policy of the **international Avenue (ARP)** and **Municipal Development Plan** and with necessary modifiers for **floor area ratio (FAR), height and density**.

Initially M-HI Land Use District was also considered and following a few meetings with BRZ and neighbors, and other landowner with potential redevelopment proposals it was decided to proceed **without** any commercial component and thus **M-HI** Land Use. The neighbours and other land owners with their own proposal for mix use development were supportive for multi residential development.

However, during our meetings with BRZ and feasibility study it was evident that there is a strong intent and need for residential units and the subject site has both demand and potential to support our proposed for **MU-If4.5h23** Land Use District.

We were **encouraged** to note that our proposal (MU-I) is very much aligned with the current proposed infrastructure as under development and other proposals for the area improvements and city prepared study greater forest lawn communities' improvements and their implementation and we strongly are of the opinion that our proposal would be a positive contribution to that plan.

We had an opportunity to discuss our proposal with the Ward Councillor and he was very supportive and comfortable with our proposal.

Based on the above and in conclusion, we respectfully request planning and development, Calgary planning commission and city council's support and approval for the proposed Land Use Amendment.