

Applicant Submission

Land Use Re-designation - Updated



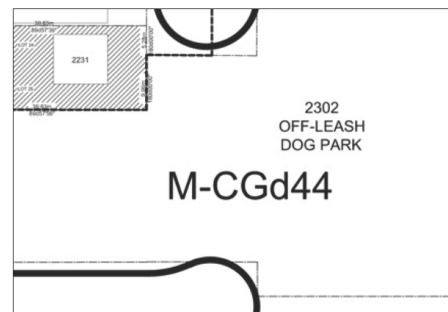
For 2231 16 ST S.E. - Updated April 2023.

This is an update to our previous letter for land re-designation in which we had plans to build row houses on our unique home site. After much discussion, and deliberation with City of Calgary development authorities, we have decided that the time for development is not now or in the near future.

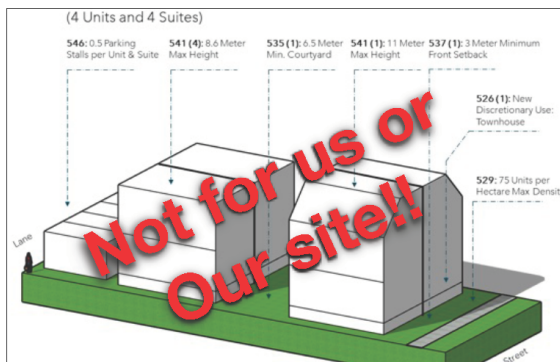
I repeat, we are not planning a development for our site at this time!

There are a few reasons for this we would like to share with you:

1. Our lot under R-CG land use designation is not configured to allow frontage on the off leash park at 2302 16 ST SE. This land is currently zoned M-CGd44 which allows for development, and current bylaws require frontage onto a STREET - which our lot does not have. Since facing the park is ideal for our site, we feel we need to wait until a more amenable solution for our site is made available.



Zoning for Off-leash Dog Park



R-CG District Diagram (calgary.ca)

2. We are not comfortable with a development form that is permitted under R-CG that would require a different configuration. This configuration of 3 buildings all facing the cul-de-sac would be a set of semi-detached homes facing the cul-de-sac to the east, followed by another set of semi-detached homes facing east located in the middle of the lot, followed by a 4 car garage at the rear lane. While some developers would enjoy the return on investment

this could provide, I doubt they would truly want to live in this configuration. We are clear that we do not desire this lot layout, and so this build form is not an option for us at this time.

3. The market is changing fast, and any build form we put our efforts into must be proven and guaranteed to be desirable for the neighbourhood, our family, and be profitable at the same time. We are prepared to wait until more options are made available for our particular home site.

This is why we are wanting to continue to move forward with the R-CG land use re-designation. If we can move the pendulum closer to development, when the right build form and market conditions present themselves we will be in a better position to act upon them.

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We still believe our unique home-site along with a build form that allows each unit to face south to an off-leash dog park serves as the ideal candidate for the neighbourhood and for development and for our family.

We continue to benefit from the lifestyle we have enjoyed being in our ideal location on the park such as: walking distance to community gardens, Colonel Walker Elementary School, community skating/hockey rinks, MAX purple transit line, 9th avenue shopping district, river pathways, Harvie Passage, Inglewood Bird Sanctuary, and more! One day we hope to share our ideal development with those wanting to ride their bikes into downtown in less than 15 minutes, or for short commutes into downtown, or out of downtown due to its access to Blackfoot trail, Deerfoot Trail and other major routes. In the long term, we hope to eventually be able to realize a development that will appeal not only to our neighbours and us, but also to the greatest number of buyers. We look forward to using a building form harmonizes with the Draft Historic East Calgary Communities Local Area Plan¹ and the Guidebook for Great Communities for "Neighbourhood Local" by providing a moderate to low density residential form, Limited (up to 3 storeys), close to transit station areas (MAX Purple, etc).

If you haven't done so already, we encourage you to visit our website (2231.ca²) and sign up for our newsletter to follow our ongoing plans and to provide feedback or ask any questions you would like in a safe, anonymous environment. Most people share a genuine interest in the development, which we hope will be indicative of the interest in our project when it comes time to build.

We hope you will agree that whatever project we move forward with in the future will be beneficial to our wonderful neighbours, our community, and our great city! Thank you for your consideration.

The Ellison Family.

¹ <https://engage.calgary.ca/GreenLineCommunities/IR>

² Visit <https://2231.ca>