

Applicant Submission

2023 August 14

In the recent years, Calgary has been increasingly growing and expanding, it went from 1.23 million people in 2015 to 1.64 million people in 2023. In addition to the population growth, the COVID-19 pandemic brought supply chain issues to the construction sector and, more recently, the inflation rates in Canada skyrocketed.

All these factors combined worsened the housing crises in Calgary, by elevating the housing prices and fostering unsustainable home renting rates.

With that in mind, designing projects that aim to create more inclusive and diverse housing options to directly work on increasing the “Missing Middle” typology options available in the market.

Located in the inner-city neighborhood of Altadore, on the corner of 16 ST SW and 38 AV SW, our team is proposing a complex of 8 townhomes and 8 lower suites that would promote space for 16 new families to be a part of the amazing neighborhood that Altadore is.

The proposal fits well within the context of its surrounds as there are several other developments and zonings in close proximity that aligns with what is being proposed.

The first step for this proposed development to come to life is to redesignate the land use on both parcels in question (3903 & 3907 16 Street SW) from Residential - Contextual One / Two Dwelling (R-C2) District to Residential - Grade-Oriented Infill (R-CG).

An associated development permit for this address was submitted on July19, 2023 which intends to evolve together with the feedback received at the Land Use Redesignation stage and help illustrate our ideas to the community and The City of Calgary representatives working on this proposal.

