

Applicant Submission



August 30, 2023
Our File No. 2021.MC 1248

We, Manu Chugh architect Ltd, respectfully submit the subject **Land Use Amendment** application to re-designate the properties as described below from its current (various) Land Use Districts to **Multi Residential High Density Medium Rise (M-H2) Land Use District** on behalf of various entities as per the attached certificate of title and letter of authorization.

The proposal calls for a **Land Use (MH-2)** District for all lands so the area can be developed as a comprehensive development.

Most of the land is currently undeveloped and is being used for "Surface parking lots" with the exception of the one (1) lot which as described below are currently underdeveloped with a small two (2) storeyed development.

The developer, in order to determine a sensitive form of development and its use undertook a brief feasibility study, in terms of building mass/ height etc., and based on a market study conducted to determine the most appropriate land use districts and as a result of the feasibility and a careful examination of the existing infrastructure and the surrounding context proposes a **Multi-residential High Density Medium Rise (M-H2)** development which promotes a high density sustainable urban community of residential, retail (main floor) and hence the proposed Land Use Amendment.

The Chinook Area Redevelopment Plan demarks the area including the subject lands surrounded by 58 Ave S.W on the north, 60 Ave on the South, MacLeod trail to the West and the CP railway to the east as density and density bank area. (Mix-use primarily residential development).

The subject Land Use Amendment application requests for a **M-H2 Land Use District** for the prospects listed below, to meet the context unique to the area which provides the developer, in exchange, for additional residential density with an opportunity to allow increased affordable housing.

- Site 1
 - Lot 1-4
 - Block 13
 - Plan 4880 AJ
 - 6006 3rd Street SW
 - Calgary, Alberta
 - Site 2
 - Lot 35-38
 - Block 13
 - Plan 4880 AJ
- From: R-C2
To: **M-H2**

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213 – 59 Ave SW
Calgary, Alberta

From: 1-C
To: **M-H2**

- Site 3
Lot 16-19
Block 2
Plan 4880 AJ
210 – 59 Ave SW
Calgary, Alberta

From: C-COR3f1.0h12
To: **M-H2**

- Site 4
Lot 5 and 6
Block 13
Plan 4880 AJ
6012 3rd Street SW
Calgary, Alberta

From: C-0f1.0h12
To: **M-H2**

The total site area is approx. 55,326 sq. ft. (**1.27 Acs-0.513 Ha**) and is currently designated with different Land Use District as outlined above.

Our preliminary feasibility study indicates that the subject property, a comprehensive design, has both the potential and demand to support the proposed M-H2 Land Use District.

Based on the above and in conclusion, we respectfully request the CPAG, Calgary Planning Commission and City Council's support and approval for the proposed Land Use Amendment.