

Applicant Submission

Company Name (if applicable):

[REDACTED]

LOC Number (office use only):

LOC2023-0073

Applicant's Name:

Abdou Souraya

Date:

December 15, 2023

The proposed Land use change application is for the lot 1336 36 St SE, Calgary. This is currently designated Direct Control, which allows for development of upto two dwelling units on the site. We are aiming at building 4 unit grade oriented building, on the lot, and would like to apply for a Land use redesignation of HG-O, which will allow such use, while still maintaining the current intent of allowing grade oriented development.

The lot is located close to Multiresidential district and will be in compliance with the citys intent of higher density in the area.

We are also attaching a preliminary proposal of the grade oriented development with the application to show the potential impact on the neighbourhood. The proposal is for 4 unit front and back rowhouses with basement suites

The proposed structure is a simple two storey structure, with the foundation level used for Basement suites, which will be provided with bike/stroller parking

The design of the proposed building is semi modern, and aligns with the new developments happening in the neighbourhood.

Update:

In response to the DTR team, why is Housing - Grade-Oriented (H-GO) District has been selected as the land use for redesignation rather than the Residential - Grade-Oriented Infill (R-CG) District. H-GO District is the clear choice and best suited land use for the subject parcel because it allows for no cap on what living space can be developed. R-CG District is limited in that aspect. H-GO will provide best use to increase number of dwelling units to meet housing demand and crisis in Calgary at an affordable and attainable homeowner ship or rental. The units would accommodate a growing family easily in the terms of space.