

Applicant Submission

January 3, 2024

OUR FILE NO. 2023. MC.1271

RE: Applicant Submission for Proposed Calgary Dream Centre - Erlton

We, at Manu Chugh Architect Ltd, very respectfully submit our subject **Land Use Amendment** application to redesignate the property as described below from its current **Land Use (PE) Designation to M-C2 (Multi-Residential Medium Profile) Land Use District.**

The proposal by Calgary dream centre is to expand its scope of recovery-based services to provide supportive and affordable accommodation for single women and mothers with children.

A neighborhood daycare centre (Commercial) is integrated into the facility.

Planned and designated to fit well with the scale and cadence of the neighborhood. The proposed facility with generous (approx 5000 sq. ft - 12% site area) of landscaped green space that includes a play area for the residents and the proposed daycare.

As part of our due diligence we have had an opportunity to meet with the planning team of the Erlton Community Association (ECA) and following our detailed presentation and introduction to our proposal which calls for a **three (3) storey (combustible construction) with fifty eight (58) affordable housing units with a mixture of one bedroom and two bedroom units. The proposal also includes a single level underground parkade for about thirty two (32) parking stalls.**

During our meeting with the Erlton Community Association we were very clearly given to understand that the Community Association (ECA) supports proposals for affordable housing with increased density but extending beyond the allowable building envelope of MC-G would encounter opposition within the community.

Following ECA comments, we have had an opportunity to review our proposal in light of ECA comments and have made necessary changes to our concept.

We also had during our due diligence stage, an opportunity to meet with councillor Courtney Walcott and since we were at a stage that the land was not officially awarded to us, the councillor could not confirm the support but we left with our understanding the proposal in principal was well received and the councillor was supportive of the concept.

A copy of our updated concept plans is included herewith.

The requested Land Use Amendment is for

M-C2

Based on all the above, we respectfully request the planning department, Calgary Planning Commission and City Council's support and approval for our proposed Land Use Amendment.