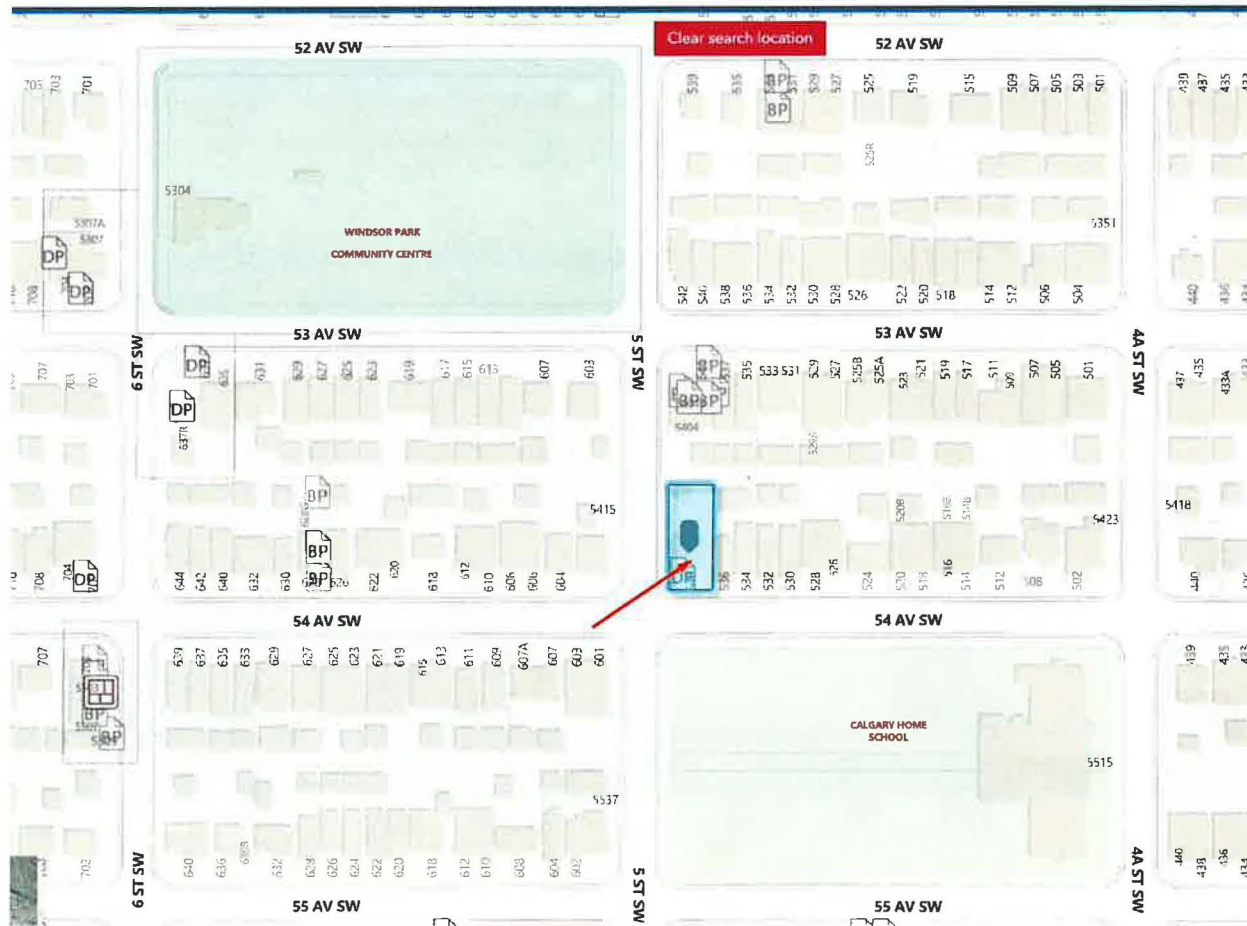


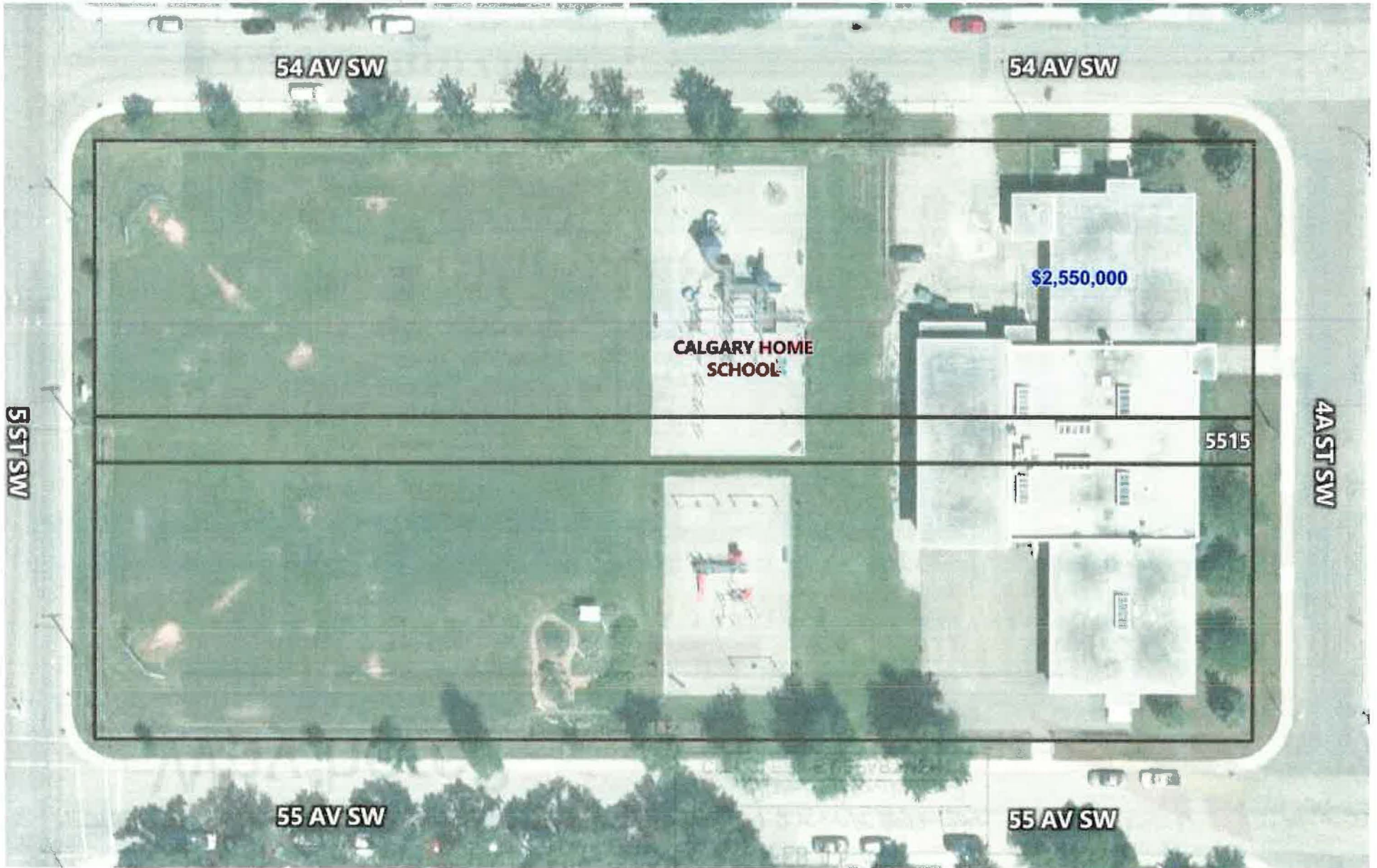
# Why here?

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER

FEB 06 2024

ITEM: 7.2.15 - CPC 2023-1204  
Distrib - Presentation 2  
CITY CLERK'S DEPARTMENT





54 AV SW

54 AV SW

5 ST SW

4A ST SW

CALGARY HOME  
SCHOOL

\$2,550,000

5515

55 AV SW

55 AV SW

ALL RIGHTS RESERVED  
RECEIVED  
FEB 14 2014

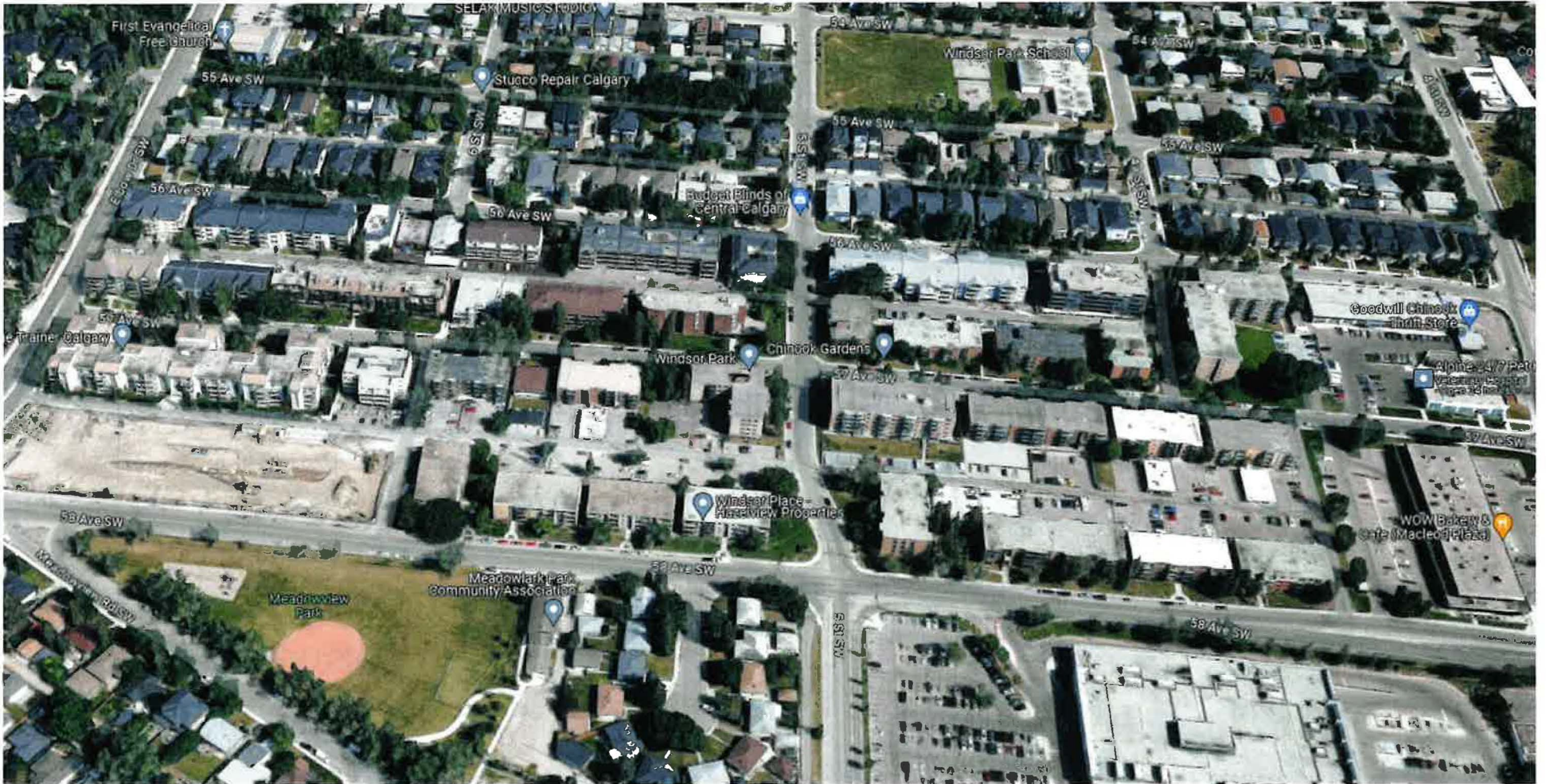












# What we hear?

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- Density
  - R-CG
  - R-CGex
  - Keep the current zoning of R-C2
- Considering the lot being a corner lot, super close to green space public school, community centre, 5A network and immediately Adjacent Cycling facility, R-CG with concurrent DP application was proposed here.



# What we hear?

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- Shadowing, garage access, garbage bins

Our designer and engineer have been to the site a few times to meet with the neighbour directly to the north of the site who would be most affected in terms of shadowing effects, garage access and garbage bins, etc.

We are glad that we are able to obtain the support from the neighbour and will work closely at DP/BP stage.



53 AV

53 AV SW

|      |             |
|------|-------------|
| 507  | \$509,000   |
| 509  |             |
| 511  | \$778,500   |
| 517  | \$756,500   |
| 519  | \$765,000   |
| 521  | \$811,500   |
| 523  |             |
| 525A | \$679,500   |
| 525B | \$610,019\$ |
| 527  | \$481,000   |
| 529  | \$480,500   |
| 531  | \$859,000   |
| 533  | \$859,500   |
| 535  | \$706,000   |
| 537  | \$731,000   |
| 541B | \$805,000   |
| 5404 |             |



MS 15 S

|     |           |
|-----|-----------|
| 603 | \$575,500 |
| 607 | \$642,000 |
| 611 | \$868,500 |

|      |           |
|------|-----------|
| 5415 |           |
| 604  | \$627,500 |
| 606  | \$509,000 |
| 608  | \$425,000 |

54 AV

54 AV SW

|     |           |
|-----|-----------|
| 508 | \$821,500 |
| 512 | \$603,000 |
| 514 | \$739,500 |
| 516 |           |
| 518 | \$448,500 |
| 520 | \$429,500 |
| 524 | \$610,000 |
| 526 |           |
| 528 | \$757,500 |
| 530 | \$677,000 |
| 532 | \$683,000 |
| 534 | \$524,000 |
| 536 | \$531,000 |
| 541 | \$683,000 |

|     |  |
|-----|--|
| 501 |  |
| 503 |  |
| 507 |  |
| 509 |  |







# What we hear?

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- Short Term Rental





# To Sum Up

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- *We believe the proposal is appropriate for the area especially considering the many special features this specific lot can offer.*
- *Missing middle housing is not detrimental to the community. In fact, we strongly believe missing middle housing is good for the community. The community can still preserve its family friendly trigger treatable neighbourhood.*
- *We are in housing crisis. As much as we always try to find a balance between our development and locals, we think the current proposal is reasonable and thus Hope Councillors can support us.*

