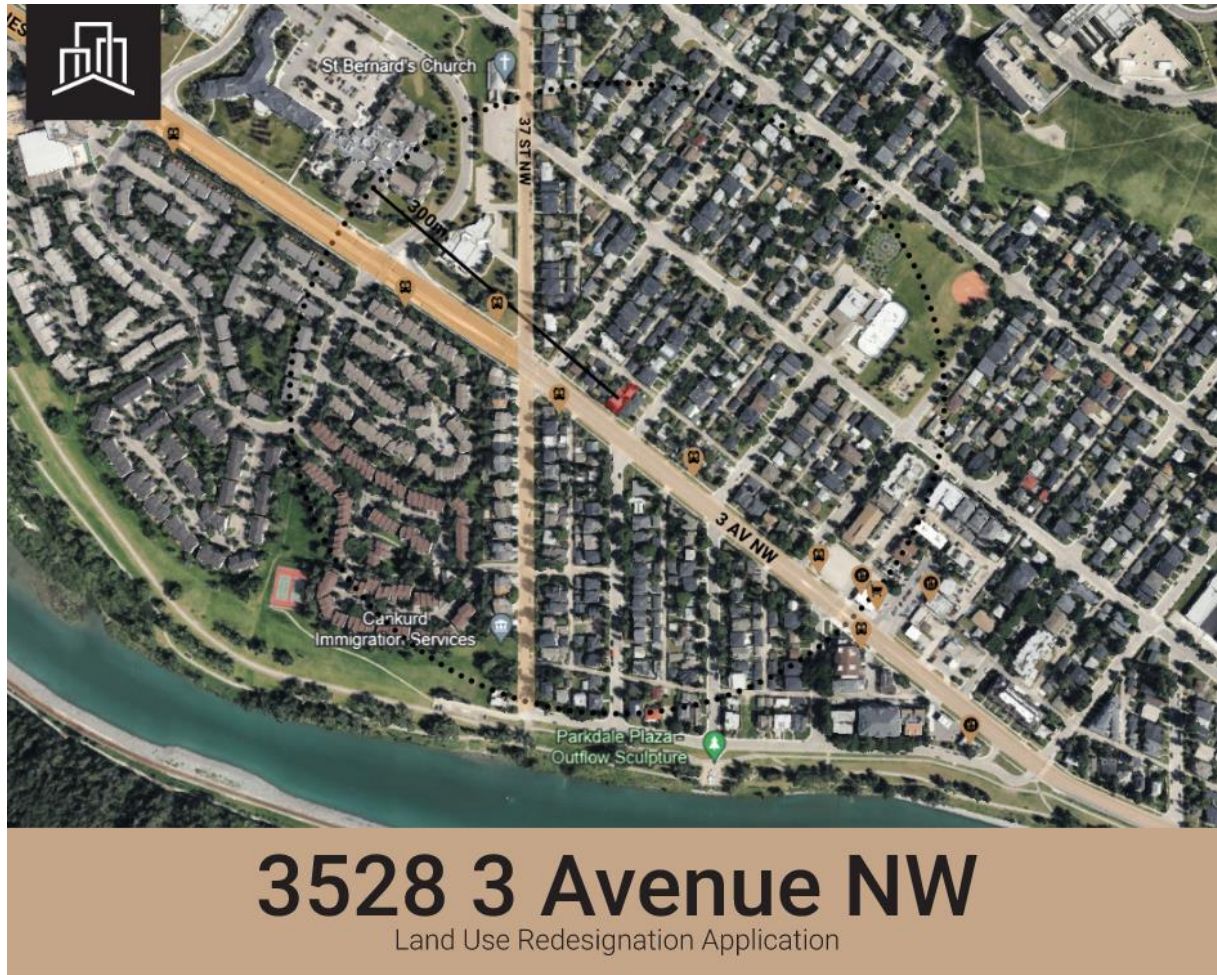


# Applicant Submission

2024 July 09



The subject parcel of this Land Use Redesignation Application is located at 3528 3 AV NW, in the inner-city community of Parkdale. This lot is within the in progress South Shaganappi Communities Local Area Plan.

Although the property is not within a Main Street, Bowness Road NW is considered a Neighbourhood Main Street about 1 km Northwest from the site, the road where the parcel is located is a Primary Transit Network (10 min. frequency, 15 hours/day, 7 days/week) and is within 820m of a Primary Transit Hub.

Moreover, the site is within walkin distance to local shops, such as restaurants, bakeries, beauty salons, convenience shops, and more. In addition, the Bow River Pathway is within 320m of the site.

With that in mind, our team is proposing to redesignate this property from its current R-C2 (if the City-wide Rezoning is approved, this site would be R-CG) to an H-GO zoning, therefore allowing the proposal of a complex of 4 stacked townhomes plus a garage suite. That would mean 9 new 2-bedroom homes.

Our team is very well aware of the current housing crisis that has been preventing Calgarians of owning homes or sometimes even renting. As our business model is built around providing affordable luxury homes, making inner-city house ownership affordable has been part of our goal since 2013. Our goal is to promote a variety of new homes to enhance and maintain the all-embracing inner-City area of Calgary.

Even though our team is targeting to have a Development Permit submitted for this parcel prior to the Land Use Redesignation Application being complete, we do not intend to make them concurrent.

During the initial process of this application, our team is simultaneously conducting a Community Outreach Campaign where the Community Association of Parkdale and other members of the community are being contacted to better understand their perspective and feedback on the proposal. Results will be shared once the outreach is completed.

For any questions or additional documentation or information, please reach out to the applicant through the information submitted or the one listed below.

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