

Applicant Submission

2024 June 19



The subject parcels of this Land Use Redesignation Application are located at 115 & 121 21 AV NE, in the inner-city community of Tuxedo Park. Within the North Hill Communities Local Area Plan, this parcel is very well served with amenities and public transportation.

Within 50m of a Neighbourhood Commercial Area (Centre St N, also an urban main street) and 335m of a Neighbourhood Flex (Edmonton Trl, also an urban main street), this site is within walking distance of a lot of local shops and restaurants. In addition, Centre St N and Edmonton Trl are very well serviced with BRT Transit.

With that in mind, our team is proposing to redesignate these lots from their current M-C1 to M-C2 to allow the proposing of a 4 storey building with one level of underground parking and roof top amenities to foster 60 new units, with a wide range of floor plan layouts

to allow for the inclusion of a diverse variety of new households.

Moreover, the current zoning of these parcels already allows for the typology of construction we intend to develop. The zoning change is to allow for a higher amount of unit count versus the current 148 units per hectare.

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 these parcels prior to the Land Use Redesignation Application being complete, we do not intend to make them concurrent.

While this application is being processed by the City, our team is also working on the Community Outreach Campaign. Results will be shared once the outreach is completed.

DEVELOPMENT ILLUSTRATION

As we work on the conceptual DP Plans, our team used the current concept for the front elevation on the Land Use Redesignation material to have a closer to reality illustration.



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