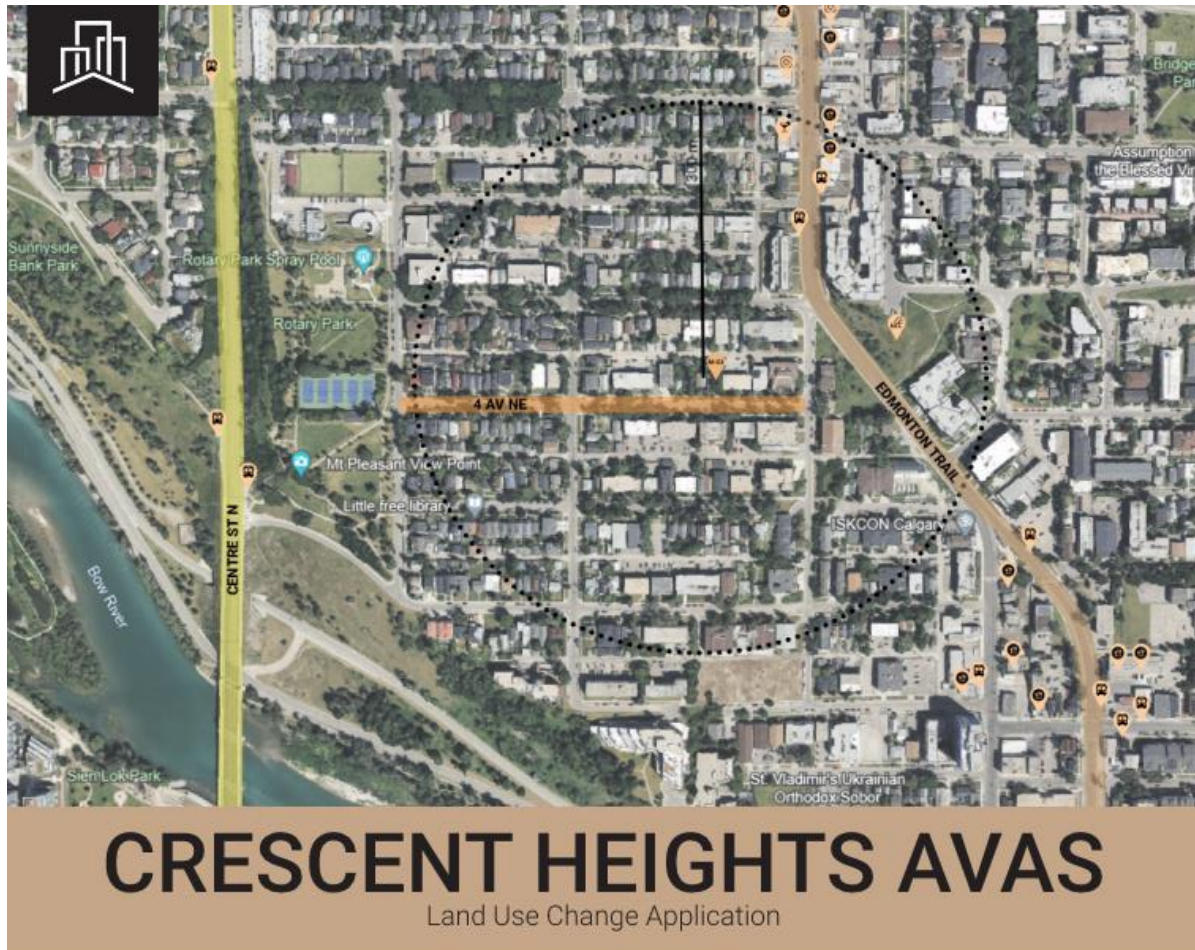


Applicant Submission

2024 June 12



The subject parcel of this Land Use Change Application is located at 330 4 AV NE, in the inner-city community of Crescent Heights. Within the North Hill Communities Local Area Plan, this parcel is very well served with amenities and public transportation.

Within 130m of a Urban Main Street, Edmonton Trail, and 500m of Centre St N, this site is well serviced of public transit as both mentioned Urban Main Streets are Primary Transit Network (<10 min. Frequency, 15 hours/day, 7days/week). In addition to the easy access to public transit, the lot is also within walkin distance of a lot of local shops and restaurants.

With that in mind, our team is proposing to redesignate this lot from its current M-CG to M-C2 to allow it to be combined with the next door lot (336 4 AV NE), which is already zoned as M-C2, and let on a proposal

of a 4-story building with one level of underground parking and roof top amenities to foster 40 new units, with a wide range of floor plan layouts, allowing for the inclusion of a diverse variety of new households.

Moreover, the current zoning of these parcels already allows for the typology of construction intended to be proposed. The zoning change is to allow for a unit count per hectare and an FAR of 2.5 as the neighbouring lot.

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.

Lais Ferreira

Associate Planning Manager
Professional Custom Homes Ltd.