

# Applicant Submission

Company Name (if applicable):

Strategic Group

Applicant's Name:

Jade Getz

Date:

November 26th, 2024

LOC Number (office use only):

To whom it concern, this submission pertains to the parcel of land located at 101 25th Avenue SW, Calgary Alberta T2S 0K8 (Block 1, Plan 8910976). The purpose of this application is to notify those parties affected and/or those involved in the land use-re designation application process of our intent to apply for a land use re-designation and policy amendment (minor) to the Mission Area Redevelopment Plan for the parcel in question. The current parcel is zoned M-H2d160 (Multi-Residential - High Density Medium Rise), which has a density modifier restriction to a maximum of 160 units/hectare. The parcel is 0.16 hectares in it's entirety, which restricts the maximum number of units allowable on the site pursuant to the bylaw to 26 units. Additionally, the Mission Area redevelopment plan prescribes a density restriction of 395 units per hectare, which is 68 units/hectare below the desired density of 463 units per hectare.

In an effort to provide a contextually sensitive project proposal while meeting the demands of current market conditions, we are requesting that the city as well as the community allow for greater densification of the site through approval of our land-use re-designation application to remove the density modifier on the existing M-H2d160 zoning and re-zone the subject parcel to M-H2 and accompanying policy amendment (minor) to the Mission ARP. The resulting land use designation and policy amendment would allow for greater flexibility of the parcel in order to construct a project that will more effectively utilize the full potential of the site, while supplementing the much needed under supply of housing in the city.

The project proposal in question, is a 6-storey, wood frame multi-residential development comprised of 74 rental apartment units. Situated steps from the Elbow River, Stampede grounds, downtown, and countless other amenities, the site is a favorable location for various forms of active transportation (supplemented by ample on-site bike parking), as well as encouraging public transportation through close proximity to Erlton Stampede LRT Station (425m away) and nearby Bus #17 (120m to nearest stop). In reviewing the surrounding context, active efforts were made in the design of the project to ensure minimal impact on the surrounding environment including reduced building height (below maximum allowable) to minimize shadowing on the adjacent shoreline and neighboring parcels.