

Applicant Submission

2024 December 24

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Project location: 503 35th Street NW
Existing Land use Designation: R-CG
Proposed land use designation: H-GO

Application Summary

On behalf of *Tetyana Halusko.*, Tricor Design Group Inc. is making an application to transition the current property land use designation of *R-CG* to the new designation of *H-GO*. The proposed land use change represents a *minor* uptake in density and will provide for a variety of housing forms much needed in the *Parkdale Community*.

We have completed the "Community Outreach Assessment" and the project impact score is ("*1B*"). Because of the location and development in the immediate area we (*do not anticipate a push back.*)

Project Proposal

The redesignation proposal will allow for a variety of housing concepts, they may be 2 or 3 storeys buildings, multiple buildings and multiple units, all of varying sizes. This not only creates density in the community, but with the diversity of the units, affordability in different forms of housing can also be achieved. The area of the proposed lot, along with the current City of Calgary bylaws, will guide and govern the final housing outcome, whatever form that takes. The city bylaws have been evolving over the years primarily aimed at the market demand for more types of housing in established area rich with amenities.

Site Alignment With Community Policies

Applications for land redesignation do not generally include concept plans and building proposals as the proposal is for a land use only. The rezoning of a parcel is aimed at whether the redesignation meets the requirements of all the policies in place for the community. The Development Permit process then becomes applicable when the rezone is granted.

In order to support greater housing choices for more complete communities, the MDP), encourages growth and change in low density residential neighborhoods noted in Policy 2.3.1 (a) and 2.2.5(a).

Application Outreach

As part of the outreach process, information is provided to affected parties. This includes the community planning committee, neighbors and the local Ward office. Flyers describing the land use and other are distributed to the addresses listed in the outreach summary.

Application Summary

Given the location and characteristics of 503 35 Street NW, and the outreach program in place for this parcel, this proposed land use change is in keeping with city-wide goals, the MDP and will give the developer an opportunity to introduce innovative housing options for individuals looking to live in established areas. This lot would be a neighborhood connector or neighborhood flex which would support Low or Low modified building scale. Low is up to 3 stories and Low modified is up to 4 storeys. It would support HGO. For these reasons we respectfully request your support for our application.