

Applicant Submission

Company Name (if applicable):

Goldmark Homes

Applicant's Name:

Ray Smith

Date:

10/06/2024

LOC Number (office use only):

Goldmark is proposing a land use change from M-C1 to M-H1 to accommodate a 6 story multi-residential high density build which would include 60 dwelling units. The proposal aligns with the North Hill LAP, the Calgary Housing Strategy and transit oriented development.

This block on 41st Ave has a "transitional" designation within the LAP, and this level of intensification is a much needed requirement to address the present housing and rental crisis. This building would include 2 and 3 bedroom units to accommodate families and continue to maintain the community context. The build would utilize common sense energy efficient elements in order to accommodate emissions regulations and the Calgary Climate Strategy. It would allow for more housing options that may better accommodate the changing needs of various age groups, lifestyles and demographics.

In terms of affordability, this build would provide more rental opportunities in the Community and is very close to services and transit on Centre Street. We did approach the neighbor to the east about purchasing their property for a larger consolidated site, but they had no interest in our proposal. Because these lots back on to commercially zoned properties, impacts to the south would be minimal.