

# Applicant Submission

## Applicant Submission – Re: LOC 2025 – 0017DR

May 27, 2025

We, **T3K Developments (Valiant) Ltd.**, respectfully submit this Land Use Amendment application to redesignate the property legally described as **Lot 14, Block 7, Plan 3473 JK**, and municipally addressed as **4607 Valiant Dr. NW, Calgary, Alberta**, from its current designation of **Residential – Grade-Oriented (R-CG)** to **Housing – Grade-Oriented (H-GO)**.

The site, approximately 0.07 hectares in size, is currently developed with a duplex. This proposed redesignation would allow for the future development of two 3-plex townhomes, each with legal secondary suites, contributing to Calgary's growing need for missing middle housing during a time of housing crisis.

As part of our community outreach efforts, we have engaged with the local community association. In response to comments received from the Detailed Team Review Comments, we are committed to the following:

- **Parking:** Adequate parking provisions will be addressed and ensured through the upcoming Development Permit (DP) application, fully complying with the requirements outlined for the H-GO district.
- **Height and Density:** The proposed H-GO designation is consistent with the recently approved Shaganappi Local Area Plan (LAP) and remains within the allowable height and density thresholds. The concurrent development application under review proposes a maximum building height of 11 meters, in accordance with LAP guidelines.
- **Privacy and safety concerns:** The proposed development aims to provide housing opportunities for a diverse demographic, including young families, working professionals, and professors and graduate students affiliated with the nearby university. The proposed land use application will allow for the envisioned development which will contribute to a vibrant and inclusive community.

Increased occupancy can have a positive impact on neighbourhood safety. A greater number of residents fosters natural surveillance, where more “eyes on the street” help deter crime and suspicious activity. This enhanced presence encourages a stronger sense of community responsibility and collaboration in maintaining a safe, welcoming environment for all.

In conclusion, we respectfully request the support and approval of Calgary Planning and Development, the Calgary Planning Commission, and City Council for this Land Use Amendment. We believe this proposal will bring forward thoughtful and context-sensitive development, contributing positively to the community and addressing Calgary's critical housing needs.