

Applicant Submission

Company Name (if applicable):

Gregov Properties Ltd.

LOC Number (office use only):

Applicant's Name:

Tony Gregov

Date:

March 24th, 2025

Property Information:

- Parcel 1 Address: 3036 29 Street SW, Calgary, AB
- Parcel 2 Address: 3040 29 Street SW, Calgary, AB
- Current Zoning Designation: Direct Control District (DCD)
- Proposed Zoning Designation: Housing Grade-Oriented (H-GO)
- Current Use of Property: Residential for single housing
- Contact Information: tony.gregov@gclenv.com or (403) 988-5544

I am writing to formally request the redesignation of my properties located at 3036 and 3040 29 Street SW, Calgary, AB from Direct Control District (DCD) to Housing – Grade-Oriented (H-GO). This rezoning is the first step toward a future development project aimed at constructing a multi-family residential building consisting of approximately 10 units.

The project is currently in the early planning stages, and while detailed building plans have yet to be finalized, our primary focus at this time is to initiate the land use amendment. Our intention is to provide thoughtfully designed housing that accommodates multiple residents while contributing to community growth and housing accessibility. We have included a feasibility report prepared by an architectural firm in the site plan submission, which outlines the scope and vision of the proposed development.

The properties are currently used for residential purposes and are occupied by tenants. The proposed redesignation to H-GO will allow for a broader range of residential housing types, including multi-family units, which will help address Calgary's ongoing housing needs. Increasing density on these lots will provide more rental opportunities and support the city's objective of promoting affordable and diverse housing options.

Justification for Redesignation:

There is a growing need for more inclusive and affordable housing within this community. The H-GO district aligns well with the surrounding residential context and supports the goals of compact, sustainable urban growth. This land use change will retain the residential character of the neighborhood while introducing additional housing options that can contribute to long-term community stability, affordability, and increased property value.

Conclusion:

Redesignating the subject properties from DCD to H-GO is a necessary and forward-thinking step to support legal, safe, and diverse housing options in Calgary. I respectfully request your favorable consideration of this application and look forward to the opportunity to support positive community