

Applicant's Submission

3809 2 St NW

Highland Fourplex Project Features

- 1) Enhances the block's architecture with a modern interpretation that matches the character of the existing neighbourhood. Special attention to massing will limit the 4-plexes otherwise imposing nature.
- 2) Increases urban densification as mandated by the City of Calgary and in the spirit of the new RCG and MCG zoning bylaws
- 3) Allows access to smaller, affordable housing in what is typically an expensive urban in-fill area. Allowing a younger demographic access to the inner city.
- 4) Typical in-fill in the area is \$750,000-\$800,000. These units will cost \$500,000-550,000 dollars.
- 5) An on-site garage and parking stall per unit (4 garages and 4 pads) will eliminate any additional parking strain on the block