

Applicant's Submission

This form is to be filled out by the applicant and provided to The City of Calgary at the time of submission. These comments are included in a report which is presented to the Calgary Planning Commission and a Public Hearing of City Council. Your comments **must** be limited to the area designated on this form to ensure it will fit the space requirements of the report. Supplementary information can be provided separately in your application if required.

Re: Blaw 280D2017

To re-designate the land located at 1443 26th St. S.W. (Plan 307E0, Block A, the Northerly 14.6 M of Lot 6) from Residential-Contextual One/Two Dwelling (R-C2) to Residential- Grade Oriented Infill (R-CG) District.

Dear City Council:

Zed Developments is a Calgary-based small business specializing in multifamily home building. The Owner of 1443 26th St S.W. has expressed interest in the re-designation of his property to build a four-plex on the property stated above.

Benefits Of Re-designation

The 1443 26th St SW property meets the city of Calgary's Location Criteria for Multi –Residential infills.

We believe that the property is ideal for re-designation for the following reasons:

- Proximity to Public infrastructure- Westbrook C-train station is less than a block away from the subject parcel making it an ideal property to increase density without increasing vehicle traffic.
- The Shagganapi re-development plan is in support of increasing density in this neighborhood.
- Support for local business- There is an abundance of service providers on the 17th ave corridor and Westbrook Mall area which will benefit from increased customers.
- Surrounding area compatibility- This project is contextual with Properties to the North and West who have been rezoned for multifamily Living. And Zed has approached the design process to fit in with existing housing and style.
- Growth in Tax Base- The city will receive a three times multiple in tax growth without providing additional infrastructure.

Community Association Consultation

The Owner of this property has been a resident of the Area for a number of years with the intention of eventually rebuilding on the subject parcel. He has attended hearings in support of increasing density in the area, and will retain ownership of one of the units that he proposes to build, continuing to be part of the neighborhood. Zed Developments has attended community association meetings to propose the development to the subject parcel.

Directly Affected Neighbors

Zed contracting and the owner have approached the adjacent neighbors indicating the proposed development and how the neighbors will be affected.

We appreciate City Council considering this request and look forward to the opportunity to develop additional housing opportunities.

Sincerely,

Ken Gardener
Zed Developments

