

Applicant's Submission



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To Whom it may Concern,

Thank you for your consideration in the matter of land use re-designation to M-CG.

MKM Design, together with Lighthouse Custom Homes, is respectfully applying for a land use re-designation on the parcel of land located at 1519 33rd Ave SW. We are asking the City of Calgary and the Community Association of Marda Loop to grant us a re-zoning designation to M-CG, allowing us to benefit the community by building a new structure that will be home to four families.

Our proposed development will consist of a fourplex structure with a detached garage, directly accessed via the alley. Our building will have all four units with at grade entrances, facing on to 33rd Ave. This allows us to fall under the permitted use portion of the bylaw, and not require any further relaxations from the City or the Community Association. With an approval for land use re-designation, we will be able to comply with all the land use by-laws for M-CG, as outlined in our supporting documentation.

The M-CG zoning is specifically designed by the City with the best interests of the community in mind. These regulations and projects serve the purpose to respect and enhance quality of life in well established, beautiful inner city communities. As the developer, we share this mission in our attempt to provide attainable, cohesive, and diverse inner city living opportunities for Calgarians. We believe this project to be beneficial for the community because it is compatible with the character of the existing neighborhood, it is within a very short walking distance to several transit stops on 33 Avenue SW and the garage has direct lane access. It allows for greater transit use, providing more mobility options for residents of multi-dwelling developments and can reduce motor vehicle usage and on street parking by each home having their own parking stall in the garage.

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Andrea Deydey', with a stylized flourish at the end.

Andrea Deydey
President
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