

## Applicant's Submission

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### APPLICANT'S SUBMISSION

On behalf of Robert Froese, O2 Planning + Design is submitting this application to redesignate the parcels located at 932, 934, and 936 3 Avenue NW from M-CGd72 Multi-Residential - Contextual Ground Oriented District, to a Direct Control based on the Multi-Residential Contextual Medium Profile (M-C2) district.

This application is required to facilitate near term development on the vacant parcel located at 934 3 avenue while applying a land use district that is in alignment with the Hillhurst/ Sunnyside ARP. A Direct Control (DC) district is required to accommodate the Density Bonus Provisions of the ARP.

The intention of the near term development is to provide densification that is respectful to neighbours and the context of homes in the immediate area. The proposed development for 934 3 avenue consists of back-to-back up/down duplexes for a total of four units and a total height of two stories. This development will also be testing the feasibility of several construction methods and ability to activate the back lane.

The development's re-designation is appropriate given the site's proximity to transit (steps away from the Sunnyside LRT Station), the development proposal presents an opportunity to develop the parcels in a transit oriented manner, promoting the pedestrian friendly nature of the neighbourhood. This proximity also supports the ARP's intention to accommodate small-scale urban infill development that fit within the neighbourhood's existing character. The proposal also promotes the Hillhurst / Sunnyside ARP land use and density concepts, the parcels lie within the ARP's "Medium Density" Area; representing a modest increase in density compared to the existing densities and permit a broader range of small-scale residential development opportunities. The proposal aims to activate the back lane, and the medium-density area of the ARP encourages innovation in design.

Throughout the application process, Robert Froese, along with O2 Planning + Design, will work collaboratively with officials at the City of Calgary, representatives from the local Councillor's office and residents of Hillhurst/Sunnyside. Anticipated public engagement activities include focused meetings with the Community Association along with a public open house.