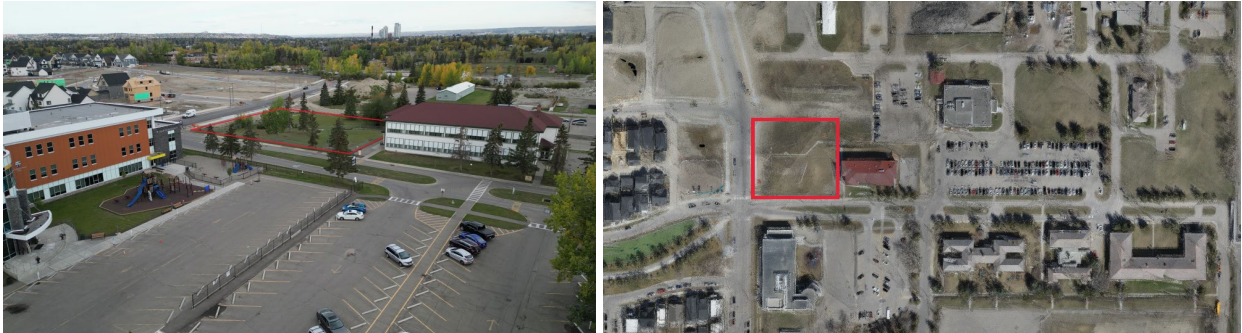




Currie

Property Application

3830 Quesnay Wood Dr SW, Calgary, AB



The site is located within Canada Lands' Currie development and is planned for a six-storey apartment building of about 99 units of housing a minimum of 30% of those must be dedicated to affordable housing. With an area of **0.4-hectares (0.9-acres)**, the site is already zoned and ready for development. The site will offer ease of access to green spaces, parks, transit, schools, restaurants within walking distance. Future amenities will include new retail and commercial spaces, also within walking distance.

The Currie neighbourhood is a master-planned, complete community that carries a rich military history dating back to the mid-1930's, formerly the site of the Canadian Forces Base Calgary known as Currie Barracks. The neighbourhood has been under redevelopment since 2008, is enriched by military commemoration that reflects its history, and it is designed to support sustainability with elements such as bike lanes, beautiful stormwater management, parks and green spaces, local businesses, and an overall transit-friendly design. Existing amenities nearby include The Military Museums, schools, recreation centres, regional parks and shopping centres. When complete, the site will have more than 5,000 residential units.

Affordability: The minimum requirement for affordability is established by the FLI program, at least 30% of the units must be made available at rents not more than 80% of the Median Market Rental Rent, as established by CMHC within the City of Calgary.

Accessibility: 20% of all units must meet or exceed accessibility standards as prescribed in the Property Application Guide, while the entire project – including common areas and dwelling units, must have universal accessibility incorporated into the design.

Energy efficiency: The project is required to achieve improved energy performance, which will be demonstrated by modelling a decrease in energy consumption and/or greenhouse gas emissions as outlined in the in the Property Application Guide.

To learn more about Currie and how to submit an application, [please visit the Currie project page](#).

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