

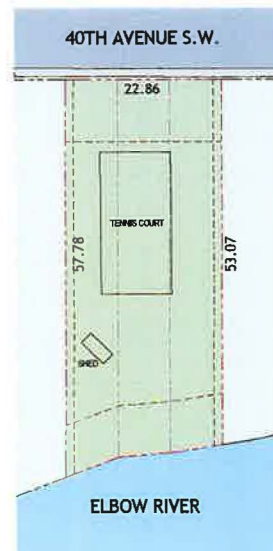
COMMUNITY ASSOCIATION MEETING

to discuss the proposed development of
313 40 Av SW

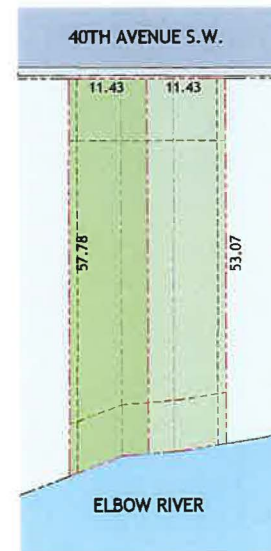
Hello, My name is Warren Rylands.

I purchased my first home in Elbow Park at the age of 29 in 2013. The house was a small bungalow built in 1953 at 3809 8A Street SW. I eventually built my dream home on this lot. Over time ever increasing work demands in the States led me to have to sell my Elbow Park home in 2018. It was very bittersweet and I instantly had sellers-remorse as I so enjoyed living in the community. I always wanted an option to come back to Elbow Park if I was able to slow down my travels. When the opportunity presented itself I purchased a wonderful oversized lot on 40th Ave SW. This lot at 313 40th Ave SW can accommodate a house up to 6000SF or more. This is way too much space for me and I feel such a large house would look out of place on the street as there are many lot smaller than mine. Furthermore, there are many lots with houses similar in size to what I am proposing, there are even lots which are smaller. Based on the houses currently existing on my street, it is without question two houses would fit better into the context of the community than one oversized home.

I know from living in Elbow Park for five years that many people are protective of this great neighborhood. Elbow Park is a special community and deserves a community association who watches after the interests of the community, to protect its look and feel, but also to be reasonable to development requests that add value and enhance the community. I also understand that some of you might oppose my proposal without consideration, but I ask you to keep an open mind and see the benefit we are proposing to the community and the street of 40th Ave SW. I really want nothing more than to live in this beautiful community again.



Existing Parcel



Proposed Parcels

For more information contact us at
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STURGESS ARCHITECTURE

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

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