

## Applicant Submission

Nov 27 2019

To whom it may concern;

Our application is to re-zone 1502, 1504, & 1508 10 Ave SE from the current R-C2 to an R-CG designation with the intent of developing 11 townhomes with 10 suited basements and a backyard suite.

The subject site features numerous characteristics that make it especially appropriate for the proposed R-CG land use change, which will directly facilitate the development of new and innovative housing options for Calgarians.

### The Key Features of this property are:

- Dimensions 132'x123'
- Corner lot – providing frontage to both 14<sup>th</sup> Street and 10<sup>th</sup> Avenue SE
- Direct lane access, facilitating a development that orients vehicle access to the rear land, creating a pedestrian friendly interface along 14<sup>th</sup> Street and 10<sup>th</sup> Avenue SE
- Surrounded by existing commercial and multi-family
- Within 150m of a bus stop, 750m of new Green Line
- Potential of increasing density from 13 units/ha to 72 units/ha: Can develop 11 townhomes on the parcel with 10 suited basements and a backyard suite

### Why Ingelwood?

- One of the highest demand neighbourhoods for semi detached and existing homes
- With a large concentration of craft breweries and trendy restaurants, Ingelwood has become an extremely desirable location.
- There is a large concentration of affluent home owners who can purchase the infills in the neighbourhood and which is juxtaposed by a young population that is living in apartment style condos. Our development addresses the missing/forgotten middle; young couples and families who want to still live in Ingelwood but cannot afford large and expensive infills.

### The Context:

- Ingelwood is becoming a vibrant and rapidly gentrified neighbourhood
- Proposed development fits well into the context of the street,
- The development is currently surrounded by older townhomes and commercial developments.
- Extremely walkable neighbourhood
- Bus stop is within 150m and runs at 20-minute intervals.

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### Development Philosophy:

The 11 unit townhome complex will have the following features:

1. 9 – 3 storey, 3 bedroom units with suited basements
2. 1 – 2 storey, 2 bedroom unit with a suited basement
3. 1 – 2 storey unit with a backyard suite
4. We are planning to have the proposed development integrate into the existing context of the neighborhood
5. This product will target the move up buyer; someone seeking to take the equity from their condo and move it into a townhome
6. The concurrent development permit set will include thoughtful outdoor spaces where the habitants can congregate.
7. We are exploring the potential of using Green technologies to reduce the carbon footprint of this structure
  - a. Geothermal heating and cooling systems
  - b. Solar Panels array on the rooftops

For a lot of people home ownership in this area is simply out of reach due to cost. Bringing in a townhome development that maintains the quality of building that is seen throughout the neighborhood at a lower price point would be beneficial for the community.

Our intent is to work with surrounding community members and stakeholders throughout the application process. As part of that commitment, Professional Custom Homes and their team will undertake a comprehensive community engagement process in support of this application.

At this time, we are intending to have a community engagement session early to mid-January once we have more comprehensive set of development permit drawings, and before moving the application to council.

We strive to have a clear and transparent application process for all stakeholders. Stakeholders such as the Community Association and Ward Councilor's office are actively invited to participate in our process.

Thank you for taking the time to review this application.

### CPAG Meeting Required Information

We are planning to complete the community outreach by mid January 2020, with engagements starting mid to late December. At that time we will have development application ready and the will have incorporated the feedback from the outreach.

*Pablo Equinby Corp.*  


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