

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 14th Street and 10th Avenue SE
- Direct lane access, facilitating a development that orients vehicle access to the rear land, creating a pedestrian friendly interface along 14th Street and 10th 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:

- Inglewood 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.

