

Applicant Submission

Clay Israelson
New Century Design

August 18, 2020

2037 32 ST SW is currently a single-family dwelling built in the late 1940's. The lot is located one block two block south of 17 Ave S on the NE corner of 32 St W & 21 Ave S. The lot is rectangular in shape and is approximately 15.24x36.63 with a detached garage accessed from the south on 21 Ave S. There is one large city tree in the boulevard just east of the lot.

The property is also located in close proximity to a variety of public transportation. 17th Ave S has multiple bus services and the Westbrook C-Train station is less than 600m away. Crowchild Trail is a short drive to the east and Bow Trail just to the north. Sarcee Trail is also close by to the west and will give access to the Calgary's soon to be completed ring road.

Within a short drive there are plenty of schools, at varying age ranges, and with the transit available it is a short ride to U of C, Mount Royal & AU Arts. Downtown is a short drive or transit trip which makes this a desirable lot for professionals as well as young families and continuing students.

Not only does this lot have easy access to roadways and transit, it also has some great amenities within Killarney. Killarney Aquatic and Recreation Centre is just to the east and is adjacent to a large park. Shaganappi Point Golf Course is just to the north and Westbrook Mall is adjacent to the aforementioned C-Train station. 17th Ave is one of Calgary's best known places for restaurants, shopping & services and continuing redevelopment along this corridor has led to densification in the adjacent communities.

This application is to redesignate from the existing R-C2 to a proposed R-CG, which would allow rowhouses with secondary suites. The future design proposal will be submitted concurrently with this application process, **with the intention of 4 rowhouse units, each with a basement suite.**

We believe that due to an abundance of nearby amenities, schools, bus and LRT transit, and open space, this parcel is in a perfect location for suited rowhousing. With three rowhouses on this lot, we will be able to provide four residences at a reasonable cost in an excellent neighbourhood as well as the opportunities for smaller and lower-cost basement suites that will allow a greater diversity of Calgarians the opportunity to buy and rent in Killarney.

For these reasons we feel that this lot has great potential for an R-CG development and we are hopeful that through community outreach and great design we can accomplish a project that is both suited to the neighborhood and is desirable for future Killarney residents.