

Applicant Submission

March 17, 2021

To whom it may concern,

This application proposed the redesignation of the subject property from RC-2 to RC-G. There is currently a single-family bungalow on the property 2139 26ave SW. Redesignation of the property is supported by the City of Calgary Municipal Development Plan, encouraging the addition of new housing options in established communities using current infrastructure. This proposed redesignation is also consistent the community's main ARP goal of

- offering a balance of residential dwelling options to a wide range of potential residents. However, particular emphasis has been placed on dwelling forms that are attractive to young families" (1.1.1)

The property is located on 26 avenue SW, it is a corner lot with direct lane access. It has a slight north slope offering an excellent opportunity to be creative with building design with attractive frontage to 26avenue. We have reached out to the community for collaboration in design, looking for creative and unique designs that could be used on this site. There are many transit routes within close proximity to the property. Route 6 east/westbound passes out front and the 304 Max route is within walking distance servicing the City Centre every 20minutes.

It shares a block with retail, multi family and single-family properties. The property is in one block from Richmond school, one block from the 25av park/playground. The redesignation of the property would increase housing options for young families within a developed part of the city, utilizing current infrastructure within closing proximity to Transit, parks, local businesses, schools and places of worship. Development on this site and in the community would help re-establish Richmonds' community-oriented nature, as a vibrant inner city community.

Thank you

Sinclair Signature Homes