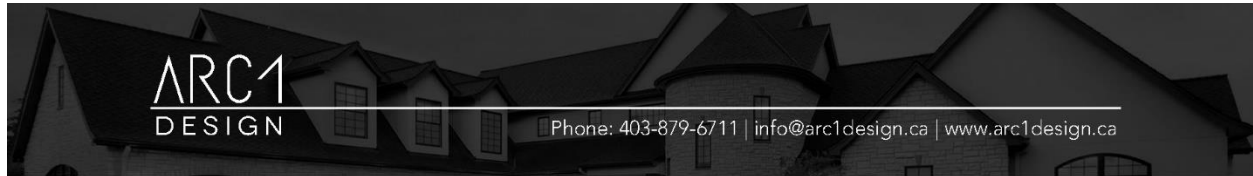


Applicant Submission

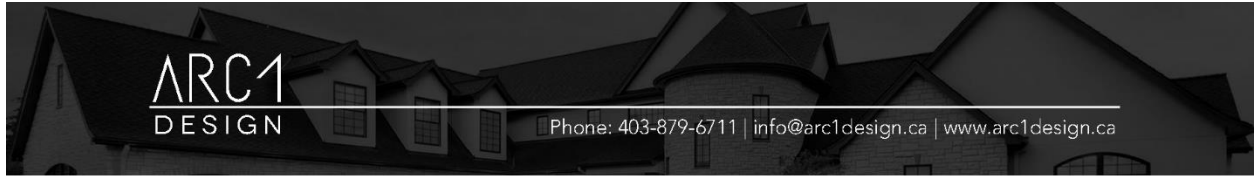


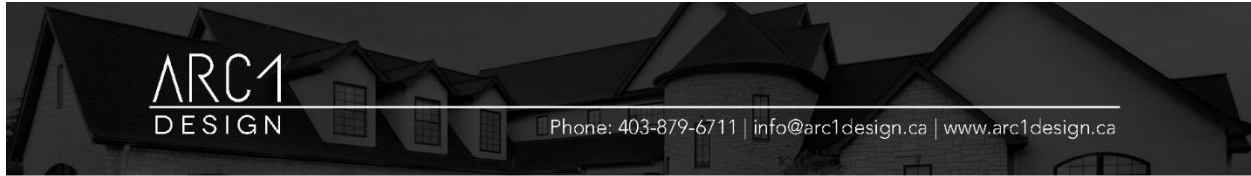
2201 32nd St. SW, Calgary, AB – Proposed Development



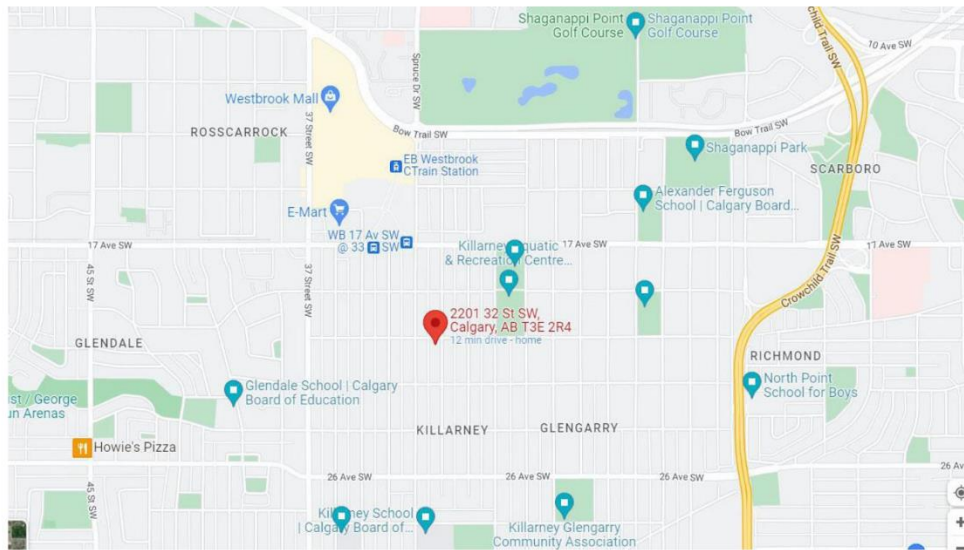
Our vision for this property is a development with a four-unit Rowhouse building and a detached four-stall garage. Each unit will feature 1,973 sq. ft. of living space with 2+1 spacious bedrooms, 3+1 bathrooms and 1+1 living rooms. It will also have an outdoor amenity space at the rear, a private parking stall in the garage and a bicycle storage room accessible from outside. The exterior will be clad with a dark brick, contrasted against an off-white stucco finish, accented with black overhangs and trim.





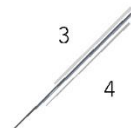


The subject site is located in the community of Killarney-Glengarry, on the corner of 21st Avenue and 32nd Street SW. It is two blocks south of the #2 bus route that runs along 17th Avenue SW and is approximately 600m south of the Westbrook LRT station, which provide access to downtown. The property is close to various shops along 17th Avenue SW and Westbrook Mall, which is adjacent to the LRT station. There are also several established schools in the area, the Killarney Aquatic and Recreation Centre, Shaganappi Point Golf Course and various large parks.



Location Criteria for Multi-Residential Infill

- On a corner parcel
- Within 400 meters of a transit stop - #2 Bus Route
- Within 600 meters of an existing or planned primary transit stop – Westbrook LRT
- On a collector or higher standard roadway on at least one frontage
- Adjacent to existing or planned non-residential development or multi-unit development
- Adjacent to or across from an existing or planned open space, park or community amenity
- Along or in close proximity to an existing or planned corridor or activity center – 17th Ave. SW
- Direct lane access





This site is approximately 0.06 hectares in size with a 15.2m width and 36.5m depth. Currently, on site there is a Single Detached Bungalow and a detached garage that were built in 1947. The parcel is designated Residential - Contextual One/Two Dwelling (R-C2) that is primarily for single detached, side-by-side and duplex homes that may include a secondary suite.

The proposed development seeks to redesignate the current land use from R-C2 to Residential – Grade-Oriented Infill (R-CG) to allow for a Rowhouse building. The R-CG land use is supported in the neighborhood as seen present along 36th Street SW and the south side of 19th Avenue SW, as well as directly north of the subject site, across 21st Avenue SW.



We believe that with an abundance of nearby amenities and its close proximity to public transportation, this site is ideal for a higher residential density. A Rowhouse dwelling within an R-CG land use is the perfect way to encourage growth in the Killarney-Glengarry community through redevelopment that is similar in scale and build form. It also puts it in alignment with the City of Calgary’s Municipal Development Plan (MDP) by providing a broader range of housing choices for the evolving demographic needs of the community.

If you have any questions or comments, please contact us at info@arc1design.ca.

