

# Applicant Submission

2023 July 06



## KILLARNEY AVAS

Land Use Redesignation Application

The subject parcel is located on the corner of 37 ST SW and Killarney Rd SW in the inner-city community of Killarney. The parcel is within the new Westbrook LAP, where it flags the sites in question as Neighbourhood Connectors, with a possible height of up to 6 stories. In addition, 37 ST SW is a Main Street with BRT transit.

Despite the commercial aspects this parcel shows, it is essential to point out that the surroundings currently consists of primarily low density residential developments, with predominantly single detached dwellings.

With that in mind, our approach is to redesignate the site from R-C2 to H-G0 to generate a smoother transition as the envisioned future of the 37 ST SW unfolds. Moreover, H-G0 promotes diverse housing options, allowing for a blend of

layouts within the same site.

Concurrently with this Land Use Redesignation application, there is a Development Permit application, which is a live illustration of our vision for this site.



With four different typologies, the proposed development introduces 44 new units, composed by twenty 2-bedroom stacked townhomes, twelve 3-bedroom townhomes, and twelve 1-bedroom basement suites. The site also allows for an interior courtyard space that enhances the livability and creates a social space for residents. Moreover, the 2 detached garage buildings along the back alley offer 22 parking spots for the future residents.

Our goal with the project is to create a more inclusive and diverse housing option in a fast growing inner-city community, such as Killarney. Our team is working to collect the communities thoughts on the proposed development to ensure the project is a great fit within the community.

