

# Applicant Submission

Company Name (if applicable):

Prime Design Solutions Ltd.

Applicant's Name:

Irfan Khan

Date:

2024.07.16

LOC Number (office use only):

The subject site located on the corner of 25 Ave SW and 18 St SW is approximately 0.15 acres (618.18 SQ.M) in size - 15.24 meters wide by 37.27 meters deep. The parcel is currently developed with a single detached dwelling with front access from 25 Ave SW and has rear lane access which will provide future vehicle access.

Located just a 10 minute drive from Calgary's downtown core, the property is surrounded by multiple desirable amenities. The property is surrounded by multiple beautiful green spaces within walking distance.

The immediate area surrounding the subject site consists of mostly low density residential uses with an increase in semi-detached developments being proposed.

The blanket rezoning to R-CG District allows for a range of low-density developments such as single detached, semi-detached / duplexes, townhomes and rowhomes along with the possibility of Secondary Suites.

This is an ideal location for a 4 unit rowhome as this would increase the housing opportunities within this highly sought-after community. It would further add to the character and attractiveness of this part of the Bankview community. This type of development would achieve a balance between community growth and responsibility alongside assisting in optimizing the existing and future infrastructure. The increased density is minimal and low-impact to the adjacent neighbors and the community as a whole as detached garages will be provided on the property to minimize street traffic and a 3-storey configuration will allow for the best utilization of this currently under-developed corner lot.

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