

Applicant Submission

Company Name (if applicable):

Prime Design Solutions Ltd.

Applicant's Name:

Irfan Khan

Date:

2024.06.04

LOC Number (office use only):

The subject site located on the end of 31 Street SW is approximately 0.25 acres (1,002.98 SQ.M) in size - 11.11 meters wide by 48.64 meters deep. The parcel is currently developed with a single detached dwelling and a detached garage with front access from 31 Street 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 and the Westbrook mall is a 3 minute drive for easy access to a variety of shopping necessities. The community of Killarney is a prime and desirable location for many. The community contains a range of appealing services to meet the day-to-day needs of the residents.

The immediate area surrounding the subject site consists of mostly low density residential uses with an increase in semi-detached developments being proposed. Located to the south of the property on 28 Avenue is Killarney School and a large green space within walking distance.

The current land use district (DC based off the R-2/R-C2 districts) does not meet the needs of our proposal as it is fairly restrictive. The subject property is fairly large and only a portion of it is currently developed leaving the property severely under-developed. The proposed redesignation to RCG 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 will allow us to take advantage of the size of the property and utilize the subject parcel to its true potential.

This is an ideal location for a RCG District containing 4-6 units 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 Killarney neighborhood. 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 we strongly believe that a well thought out design can be implemented in this location which will benefit the entire community as a whole.