

# Applicant Submission

Company Name (if applicable): **William Blake Homes**

LOC Number (office use only):

Applicant's Name: **Bela Syal, PlanningPlus**

Date: **December 12, 2024**

The proposed Land Use redesignation for William Blake Homes (WBH), one of Calgary's premium custom home builders, is for a total area of 1.99 hectares (4.92 acres) located at 1477 69 Street SW in the Community of Aspen Woods in East Springbank.

The proposed Land Use Redesignation is for R-G (Residential – Low Density Mixed Housing) district for residential and associated S-SPR (Special Purpose – School, Park and Community Reserve) for open space.

WBH intends to build 32 high-quality, single detached homes that will be complimentary to the existing homes to the west and south in Aspen Meadows and homes under construction to the north in Peaks of Aspen Woods (Peaks). The layout for the development mirrors the two culs de sac to the north in the Peaks. Proposed Aspen Woods Manor and Aspen Woods Bay will take access from Aspen Woods Gate with right-turns off 69 Street SW.

The open space located along the west end of the site will help establish pathway linkages to the north, south and east to the existing playground in Aspen Meadows.

The proposal marginally exceeds the density range of 7.4 – 12.4 units per hectare (3.0 – 5.0 units per acre) stated in the East Springbank Area Structure Plan Appendix 4 for Standard Density Infill Development.

We respectfully request the City's support for the proposal which will provide high quality housing development complimentary and consistent with the existing development and help establish important pathway linkages.