

## Applicant's Submission

### Archetype Developments

29 Aspen Ridge Way S.W.  
Calgary, AB T3H 5M3

To: Corporate Planning Applications Group

Re: LOC 2017-0394

#### **Applicant Summary: Elveden Court**

##### **Elveden Court**

The vision of Elveden Court is a high quality residential development with the land use of R2, facilitating the option for both single family detached and semi-detached residences. The proposed development is intended to accommodate 26 dwelling units, in concert with the prescribed density target and built forms of the Springbank Hill Area Structure Plan Bylaw 28P2017: *Standard Suburban density range of 7-17 units per hectare/2.8-6.8 units per acre; Residential Developments should accommodate single- detached and semi-detached housing.*

Elveden Court will be implemented through a bare land condominium with private roads in order to facilitate more flexible development primarily due to the site's configuration, area and dimensions. Design features through the bare land condominium development will positively enhance its 77<sup>th</sup> streetscape with an attractive landscaped entrance road, entrance features, private landscaping and additional tree planting to create a mature neighbourhood environment. Elveden Court will employ a consistent style of architecture in the residences and a consistent streetscape on 77<sup>th</sup> Street, with perimeter fencing in concert with the Elveden Park subdivision to the north as well with boulevard trees to create an attractive streetscape and pedestrian environment. The entrance road is required to align on the 77<sup>th</sup> Street with the existing Spring Valley View SW.

The existing landform encourages mountain views to the west and appreciation of the natural aspen lands of the municipal reserve to the east. Public access to the municipal reserve will be facilitated through a pathway within the development.

The existing retaining wall located in 77<sup>th</sup> street adjacent to the southwest corner of Elveden Court will be relocated into the site, effectively in the same location and integrated with the existing wall supporting the acreage to the south. As a result, the impacted lots are configured accordingly for servicing and market reasons. Elveden Court is to be constructed in a single phase.

For more information please contact [archetype.developments@shaw.ca](mailto:archetype.developments@shaw.ca)