

## Applicant's Submission



### Land Use Redesignation Applicant's Submission Not Including Secondary Suites

PL 1263 (R2017-09)

This form is to be filled out by the applicant and provided to The City of Calgary at the time of submission. These comments are included in a report which is presented to the Calgary Planning Commission and a Public Hearing of City Council. Your comments **must** be limited to the area designated on this form to ensure it will fit the space requirements of the report. Supplementary information can be provided separately in your application if required.

#### Context

The subject sites (2 lots each of 21 feet frontage and 120 feet depth) are located at the intersection of 50th Ave SW and 22 St SW. To the north of the subject site is a modern development of 4 semi-detached units designed and built by sk2 Design + Build with the land owners as the developer. This development was also featured in an article by Globe and Mail talking about creating vital density in the city and designing slim semis on 42 feet frontage instead of the typical 50 feet.

<https://www.sk2designbuild.com/publications-and-press>

#### Amenities & Infrastructure

The lots are conveniently located along the future BRT route along 50th Ave SW, and existing transit routes, with good access to public transit services at present and in future as well. Other amenities like schools, university, business centres, shopping are located within a 20 minute walking distance. The site also flanks a public recreation park across from 22 St SW.

#### Proposed Development (after Zoning Approval)

We are proposing a grade oriented development with all units having access to the street and creating an urban frontage along 50th Ave SW.

This design will engage 50th Ave SW and the goal is to create a landmark design that becomes a "gateway" to the community.

The community of Altadore is a leading example of creating diverse housing choices as it has a blend of single homes, semi-detached units and now with the growth of corner parcels creating triplexes and fourplexes. This creates diversity in the community and provides different housing choices as well as different architectural forms.

#### Background

sk2 Design + Build has building modern homes in the City since 2006 together with its development partners, and we look forward to create a lasting legacy on this subject parcels with a well designed development. Any feedback during the land use redesignation process that will facilitate the development permit phase of the project will be greatly appreciated.