

Applicant's Submission

To whom it may concern,

The following document details our plan for a land use amendment for the property located at 1 Spruce Bank Cr S.W.. The intent is to change the land-use from R-C1 to R-C2 to allow for a Semi-detached dwelling (side-by-side residential development). Previously we had engaged the community and neighbors with the prospect of pursuing an R-CG designation. While we did receive multiple letters in support of R-CG there were some parties that were against the possibility of there being suites in the units. Rather than push for R-CG we are deciding to move forward with a less intensive development.

This will be an owner-occupied development with myself (Robert Carpenter) living on one side, and Dr. Brian Killick and his wife Sandy living in the other (they are the grandparents to my 2 children).

The objective is to demolish the existing house and rebuild a new semi-detached home (preliminary renderings are supplied in our written rational). While I have attached these renderings, please note that we are very early in the design process and the purpose of attaching plans this early on is to simply give you an idea of the architectural style of the new home.

Bylaw Assessment

From our initial assessment of the parcel it has been determined that no relaxations will be required of the base requirements of the R-C2 district. The parcel exceeds all minimum applicable bylaws relating to the parcel itself. We are confident that should a re-designation be granted, and development permits applied for, the parcel allows itself to be subdivided can accommodate a semi-detached dwelling that will conform to all rules in the bylaw (parking requirements, parcel coverage, setbacks, heights, etc.).

Impact on Community/Built form/Massing

-This is a unique scenario where our family is choosing to develop a lot to continue to be close, grand-parents on one side, grand-children on the other. Family values are strong in both our homes and these values will ensure the continued goal of building a beautiful community in this area.

-By taking the time to hand out letters and introduce ourselves to the neighborhood it is clear that there are multiple other young families in the area, the addition of our family with 2 small children will continue this growth.

-The overall design will be unique and attractive, this is a prominent lot and we want to ensure the architectural aspects of this development take full advantage of this.

-Being a corner lot we are already in a great location to have a larger structure as there are only a few parcels that would be directly beside the proposed development.

-To increase the protection of adjacent properties further, the parcel is located adjacent to a somewhat major road with Spruce Drive separating it from most other neighbors.

-From a Bylaw standpoint, there are already multiple Semi-Detached homes within a block of ours, as well as multi family developments only a few blocks away - again this lot lends itself nicely to become an R-C2 lot.

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PL 1263 (R2017-09)

We believe this is an ideal lot for the R-C2 district but also understand that anytime an increase in density is requested it must be looked at closely, there are multiple factors to consider over and above if the lot itself can accommodate an increase in density. Our families are looking forward to the possibility of developing this lot for our new home and joining this community. Thank-you for taking the time to review this, if you have any questions or require clarification on any aspects of this please do not hesitate to contact me directly.

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NOTE: Applications must be submitted without personal information on any plans. Omitting this information will protect builders and tenants by reducing the risk of any personal information being wrongfully displayed, while also following the Province of Alberta's FOIP Act. If you consider the information to be personal, do not put it on the plans.

ISC: Protected