

## Applicant Submission

2019 June 24

This application is for the redesignation of an R-C2 lot in Mount Pleasant at 802 23 Av NW. We are applying to redesignate to R-CG with the intention of developing up to 4 units as the parking requirements allow. This form could be as a Semi-Detached with basement suites, as a 3 unit row house with a single unit containing a basement suite, or a 4 unit rowhouse. This lot is rectangular at 120' x 50', relatively flat, and surrounded by primarily R-C2 lots.

Currently existing on the lot is a 1940s bungalow. There is a detached garage on the property and an existing driveway fronting onto 7th Street. There are several mature coniferous trees on the site, and some minor permanent landscaping including stone retaining and garden plantings.

This lot is located approx. 700m north of 16 Av NW, and 500m west of 4th St NW. Located 200m to the east is the Mount Pleasant Community Association, including the sports plex, outdoor pool, and grassy field area. Other green space nearby includes the King George School yard 300m to the west, and the extensive Confederation Park 300m to the northwest.

Transit is fairly accessible to this lot, including several bus stops to the west, south, and east. To the west, 400m away is the #4 running along 10th St NW. To the south, 90m away is the #404 on 7 St Nw, and further about 800m away is the #19 running along 16 Av NW. To the east, 580m away is the #2 and #404 along 4th St NW. The LRT is located approx. 1.7km to the southwest at the SAIT station. The future Green Line station at 16th Av and Centre Street N is 1.9km to the southeast.

Schools within walking distance include the King George elementary, St Joseph Jr High, and the Ecole de la Rose Sauvage Grade 1-12. SAIT is within a 15 minute walk and the Alberta University of the Arts within a 20 minute walk.

Several amenities located along 4th St NW are within 500m, along 16th Av NW within 800m, including food and drink, shops, businesses, and employment centres. Slightly further east is another abundance of amenities along Centre St at about 1.1km away.

We believe that due to an abundance of nearby amenities, schools, transit, and open space, this parcel is in a great location for row houses. With three or four row houses on this lot, we will be able to provide residences at a reasonable cost in an excellent neighbourhood. Alternatively, Semi-Detached units with smaller, lower cost basement suites that will allow a greater diversity of Calgarians the opportunity to live in Mount Pleasant.