

## **Applicant's Submission**

Date: September 09, 2019

This R-C2 lot at 1102 1st Avenue NW is well suited for an R-CG rowhouse configuration. It sits along 10th Street NW which is relatively busy and is a main artery in and out of downtown. 1102 18th Ave NW is also only 2 blocks from the SAIT main campus, so multiple dwellings on this site would be ideal for students or instructors looking to be able to walk to the campus.

For the adjacent neighbours, currently there is a single house buffering them from the busyness of 10th St NW; a rowhouse structure (and detached garage structure) would function as a larger, more effective buffer and act like a transition from busy commercial (the street) to residential across the 50' width of the property.

There are quite a few lots of this orientation in the area that have undergone the redesignation process so a precedent has been established. It is understood that each case is handled individually, however it can be helpful for communities to be able to see changes that have already happened to see the potential benefits.

Most importantly, it is well known that The City has "Densification" set as a priority for Calgary. When a remarkable property, in a such a prime location is redeveloped at double what it would be at its current density, it benefits the city and the land owner.