

## Applicant Submission

2019 June 13

On behalf of the landowner, please accept this application to redesignate 739 21 Avenue NW, a +/-0.14 acre (+/-0.056 hectare) site, from R-C2 to R-CG to allow for the opportunity to build a 4 unit rowhouse.

This is a corner lot located in Mount Pleasant Community along 7 Street NW – a collector street as identified in the Calgary Transportation Plan (CPT), and slightly north of the intersection with another collector street – 20 Street NW. Slightly south of the site is the Scandinavian Centre, designated as Multi-Residential – Contextual Low Profile (M-C1) District. Adjacent to the east of the site is a single detached dwelling, with another single detached dwelling located to the west across 7 Street. A semi-detached dwelling is located to the north of the site across 21 Avenue.

The property is currently developed with a one-storey single detached dwelling. The site is approximately 0.056 hectares in size with approximate dimensions of 15 by 36 meters. A rear lane exists to the south of the site. The parcel is large enough to accommodate a rowhouse and a garage accessed off of the lane. As it is on a corner, it also limits the impact on neighbouring parcels.

The area is well served by Calgary Transit bus service with stops located on the immediate north of the site along 7 Street NW, serving route 404. Additionally, the parcel is located around 600 metres from the Max Orange BRT Primary Transit Stop located to the south east at 16 Ave NW and 4 Street NW. Also the parcel is located along 7 Street NW which is classified as a collector street in the Calgary Transportation Plan. These Calgary Transit stops provide options for residents, decreasing dependency on private vehicles.

This site provides transportation options, is on a corner facing a collector street, has direct lane access and is in close proximity to amenities. We ask the city to support our application based on these reasons and because the proposed use aligns with the policy direction of city's growth plan, which promotes efficient use of land, regional infrastructure, and establishing strong, sustainable communities.