

## **Applicant's Submission**

I have noticed there has been change of zoning for quite a few properties in the NW areas of Calgary. To achieve higher density, less roads, less new services and more tax revenue, zoning has been changes from R-C1 & RC-2 to RCG, particularly corner lots.

This lot, 503 Hunts Cres. NW is also a corner lot and is a good location to change zoning from RC-2 to RCG. This property is locates on the main road, 64 Ave NW & Hunts Cres. NW and is only 45m away from another main road, 4 Street NW. Also City Transity runs on both 64 Ave. and 4 Street NW.

So this property is locates on a transit route and is a very good candidate to be rezoned from R-C1 to RCG. This will also help the City to achieve more density and less roads, less new services, and more tax revenue.

New quality home construction will lift up the community look and also motivate other owners in the area to renovate and maintain their homes. That in turn will benefit the whole community.

I am sure this small project will help City to achieve their goal of higher density, less roads, less services and more tax revenue. It will also benefit the community with higher property values just like other redeveloping NW communities.