

# Applicant Submission

October 27, 2020

On Behalf of the land owner, please accept this application for a land use amendment from the current R-C2 to R-CG, to allow for row houses developments and those listed under R-CG in the City of Calgary land use bylaw. The lands are currently owned by separate owners although the plan is to consolidate both lots and develop the land with row houses. Currently the corner lot #3137 is developed with single attached dwelling with front access and #3131 is single detached dwelling with access from the lane. The condition of both houses are deteriorating and are currently occupied by renters.

The subject parcel is located approximately 325 meters from Southbound and 400 meters from Northbound bus stop at 37 St SW @ 30 Ave SW. The Northbound route provides services to the Westbrook LRT station and the Southbound route provides service to Mount Royal University, and a bus hub with access to bus routes 13, 72, 73 and 181.

The vision the builder has is to build nice affordable housing in the community he also lives in and loves. The builder lives cross the street from the site with his young family. He feels a need for seniors who wants to downsizing while still enjoying the convenience of living in the community. Also it can be a good options for young people, maybe IT graduates who want to work in one of the startups we are trying really hard to attract to the city. New infills are widely popular in the area and people live in one of those are very fortunate. But even with the economic downtown we are experiencing, the average house price in the area is still over \$800k.

## Policy Alignment

The subject parcel is located within the Residential Developed Established Area of the Municipal Government Plan, which supports moderate intensification that respects the community context and similar in scale and built form to existing development. The proposed R-CG is a moderate increase to the current density under R-C2. It allows for development that is sensitive to the existing context and will contribute to a greater variety of housing types. The site is also well served by existing infrastructure, public amenities and transit.

With those, we sincerely hope administration and council can support our application.