

## Applicant's Submission

July 30, 2020

1004 17 Ave NW is currently a single family dwelling built in the early 1940's. The lot is located one block north of 16th Ave N and is on the SE corner of the block. The lot is rectangular in shape and is approximately 13.72 x 36.59 with a detached garage accessed from the east on 9 ST W. There is one large city tree in the boulevard to the south of the lot and the lot is generally flat with no significant slope or site constraints.

The property is also located in close proximity to a variety of public transportation. 16th Ave N is just one block to the south with regular bus service and routes that carry throughout Calgary. There is also regular bus service into downtown on 10th ST W which is one block to the west. In addition there is also the SAIT LRT station a short walk from the subject property.

There are a large number of schools, in varying age ranges, in the area including SAIT and U of C which makes this a great location for suited units as there are a large number of renters. There are plenty of green spaces and parks in the area including Confederation Park to the north and McHugh Bluff to the south along with small parks dotted throughout the community.

This application is to redesignate from the existing R-C2 to a proposed R-CG, which would allow rowhouses with secondary suites. The future design proposal will be submitted concurrently with this application process, with the intention of 3 rowhouse units, each with a basement suite.

We believe that due to an abundance of nearby amenities, schools, bus and LRT transit, and open space, this parcel is in a perfect location for suited rowhousing. With three rowhouses on this lot, we will be able to provide three residences at a reasonable cost in an excellent neighbourhood as well as three opportunities for smaller and lower-cost basement suites that will allow a greater diversity of Calgarians the opportunity to buy and rent in Mount Pleasant.

There has also been significant spot rezoning to R-CG within the community and we feel that this lot has great potential as R-CG.

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