

# Applicant Submission

November 5, 2020

This application proposes to re-designate the parcel 639 18 Avenue NE from R-C2 (Low Density Residential Districts) to a R-CG (Division 11: Residential - Grade - Oriented Infill District). The subject parcel is a single corner lot, located on 6 Street NE.

Surrounded by semi-detached and single low density buildings, in the community of Winston Heights-Mount View. The lot consists of 0.0322ha in area. We are seeking a development with a 3-unit residential building.

Two unit facing 6 Street NE and one unit facing 18 Ave NE. Parking would be provided at grade within the property at the rear lane. Properties surrounding the subject site are single/semi dwellings, Mixed Used Residential, and Commercial building along 6 Street NE.

The proximity are currently low density buildings with the potential of higher density due to the following factors:

- -Making efficient use of the available block of lots near major a transportation corridor to enhance the pedestrian realm; 177m away from 16 Avenue, a major bus line that is serviced by Bus Rapid Transit (BRT)
- Enhance the existing streetscape by rehabilitating Winston Heights existing architecture with new construction
- To upgrade and provide a pedestrian comfortable environment along 6 Street N.E.
- Provides housing for people who want to live near down town but not directly downtown.
- Provides a variety of housing stock which attracts a range of age groups, incomes and lifestyles.

The proposed re-designate meet the goals of the Municipal Development Plan (MDP). This City policy encourages more housing options in established and central Calgary communities, more efficient use of infrastructure, and more compact built forms in locations with direct easy access to transit, shopping, schools and other community services. The proposed re-designate also meet the goals of the Winston Heights/Mount-view (ARP). The vision supports the concept of an attractive, friendly and safe neighbourhood for young families, while recognizing the changing housing needs and services required by the older generation who may continue to reside within the community.

The Winston Heights-Mount View Community Association will be consulted as this application progress