

# Applicant Submission

August 9, 2020

On behalf of the homeowner, please accept this application for a land use amendment from the current R-C2 to M-CGd78 to accommodate a three units row house. The M-CGd78 was chosen solely because the lot needs a slightly higher density factor to make it three units. The homeowner intent to follow exact R-CG rule listed under City of Calgary Land Use Bylaw except the allowed density factor of 75.

The subject lot is located in a corner lot of 20th Ave and 2nd Street NW. The lot is about 0.039 hectare in size and is currently developed with a single detached house with lane garage. The condition of the house is deteriorating so the dwelling is currently vacant with construction fence surrounding the lot.

The site features numerous characteristics that make it especially appropriate for the proposed land use change including but not limited to:

1. Corner lot. The subject site occupies a corner lot, allowing the proposed developments to contribute to the neighborhood street view by addressing both 20 Ave NW and 2 Street NW with grade-oriented unit entrances.
2. Direct lane access. The vehicle access will be directly from the rear lane easing concern for increased traffic.
3. Along main collector road. 20 Ave NW is identified as main collector road by the Calgary Transportation Plan - providing enough capacity for future residents.
4. Close proximity to existing commercial. The subject site is only about 320 meters from many commercial establishment along center street. It is also only about 390 meters from main business corridor along 16 Ave NW.
5. Close proximity to multi-unit development. The subject site is also close to existing multi-unit development along 1st Street NW.
6. Transit. The subject site is in close distance to main public transit along 16 Ave NW and Center street NW, providing convenient access to City Centre, Sunridge Mall, SAIT and University of Calgary.

With the reasons outlined above, we sincerely ask your support for the project.