

## **Applicant's Submission**

As we are applying for a Land Use Redesignation we want to outline the benefits to the property, residential block, community and City of Calgary should the application be approved. For the lot in question, turning it into an R-CG property will provide homes for newly married couples and small families that would otherwise not be able to afford a larger single family or semi-detached home in the area. For the 2800 block on 4<sup>th</sup> Street N.W. the nature of the rowhouse will provide a transitional development that serves as a buffer between the busy feeder street of 4<sup>th</sup> street and the quiet street that is 28<sup>th</sup> Avenue. With the Community's proximity to the nearby schools of St. Joseph, Ecole De La Rose Sauvage and James Fowler it can provide accommodation to families with children. It can also provide accommodation to staff of businesses along 4<sup>th</sup> Street and Centre Street. In doing so, the City of Calgary benefits greatly by the reduction in need for vehicle commuting.

These advantages are all reasons for the creation of the R-CG land use designation. Providing attractive street oriented low profile 3 and 4 unit buildings is smart in its use of resources. It increases population density in the inner city. School Boards save money by building fewer schools, using existing buildings that in the recent past were struggling to justify staying open. Corner lots throughout the City can be challenged to attract new development. Especially when adjacent to busy thoroughfares. Another opportunity is that with additional eyes on the street, it increases safety and reduces the chance for vandalism, crime and other things compared to a single home with little or no windows toward the street.