

## **Applicant's Submission**

The intention of this proposal is to rezone 1421 16 St SE from its current zoning of R-C2 to R-CG in order to redevelop the land and build a 4 dwelling rowhouse.

Inglewood is one of the most sought after neighborhoods to live in Calgary. Due to its proximity to downtown, its charm, and the increasing residential & commercial development, it has made it near impossible for the most important demographic, the younger generation, to own new property in the community.

This development would create affordable housing so the younger generation are able to live in Inglewood. It would have positive effects on the entire community including helping the struggling schools in the area, commercial 9th Ave, as well as help increase the population. With the zoo, the Inglewood pool, numerous parks, and a daycare only a block away, it is also an ideal location for young families.

I believe this development would be a great addition to the growth of the community of Inglewood and would align with the City of Calgary's objectives. It follows many of the city goals in regards to development including densifying the inner city and functional housing. It follows Inglewood's current ARP initiatives including affordable housing, densifying, all while keeping the heritage of the community intact.

There were concerns related to the re-zoning of the lot across the street (1601 16 St SE) including parking, traffic, streetscape/character, and spot zoning. These were addressed during that process but are reiterated below.

Concerns relating to parking and traffic, the location provides multiple alternatives to vehicles that will only increase with the city's infrastructure investments into the area. The location is only 200m from Calgary's pathway system, 300m from the nearest bus stop, 600m from the BRT site currently under construction on Blackfoot trail, and only 1km from the proposed green c-train line. In regards to spot zoning and the blocks character, this development would fit seamlessly with the corner lot directly to the south which is already zoned R-CG and has the same intention, to be redeveloped with a 4 dwelling rowhouse oriented North/South. This will provide much better continuity on the block face as there will be two 4 unit rowhouses across the street from one another. The design will be created to compliment this other development to ensure the blocks character stays intact and provides a good standard for future redevelopment in the area.

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