

## Applicant's Submission



### Land Use Redesignation Applicant's Submission Not Including Secondary Suites

PL 1263 (R2017-09)

This form is to be filled out by the applicant and provided to The City of Calgary at the time of submission. These comments are included in a report which is presented to the Calgary Planning Commission and a Public Hearing of City Council. Your comments **must** be limited to the area designated on this form to ensure it will fit the space requirements of the report. Supplementary information can be provided separately in your application if required.

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AS THE CLIENT'S REPRESENTATIVE, NEW CENTURY DESIGN INC. IS EXCITED TO PROVIDE THIS ROW HOUSE DESIGN AND LAND USE REDESIGNATION FOR YOUR REVIEW. MUCH CONSIDERATION HAS GONE INTO THE LAYOUT. THESE WILL FIT A VERY SPECIFIC AND MUCH NEEDED FAMILY DEMOGRAPHIC. SO MANY MORE YOUNGER ADULTS AND FAMILIES WILL BE ATTRACTED TO THE POSSIBILITY OF INNER CITY LIVING THAT HAS BEEN PRICED OUT OF REACH. WE HAVE CREATED A DESIGN WITH VISUAL INTEREST AND CONTEMPORARY STYLING WHILE BEING EFFICIENT IN THE IMPORTANT STRUCTURAL ASPECTS OF THE BUILDING. THIS WILL HELP EXTEND THE LIFE OF THE PROJECT AND REDUCE THE LONG TERM COST OF MAINTENANCE. THE PROJECT SHOULD FIT WONDERFULLY INTO THE NEIGHBOURHOOD. MOUNT PLEASANT IS A VERY DESIREABLE COMMUNITY, WITH MANY CLOSE-BY ATTRACTORS TO YOUNG, NEW FAMILIES. IN ADDITION TO THE AMOUNTY SPACES WE HAVE PROVIDED ON SITE, THERE IS PARK ACROSS THE STREET AND THE MOUNT PLEASANT SPORTS PLEX AND COMMUNITY CENTRE.

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JUST TWO BLOCKS AWAY, THE ROW HOUSE CONCEPT IS  
IN GENIUS. IT ALLOWS FOR NEWER FAMILIES TO START IN AN AREA  
THEY OTHERWISE WOULD NOT AFFORD, AND AS THEY GROW OUT OF THE  
SMALLER ACCOMMODATION THEY ARE ABLE TO MOVE UP AND USE  
THE EQUITY THEY HAVE BUILT UP. THIS KEEPS THE AREA LESS  
TRANSIENT AND STRENGTHENS COMMUNITY PRIDE AND LEADERSHIP.  
ROW HOUSES ARE ONLY GOING TO ADD TO THE ALREADY VIBRANT  
COMMUNITIES CALGARY HAS IN ITS INNER CITY.

**NOTE:** Applications must be submitted without personal information on any plans. Omitting this information will protect builders and tenants by reducing the risk of any personal information being wrongfully displayed, while also following the Province of Alberta's FOIP Act. If you consider the information to be personal, do not put it on the plans.

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