

## **Applicant's Submission**

This is a proposal for Land-Use Redesignation from an existing R-C2 corner lot in Mount Pleasant to an R-CG designation to support future development of rowhousing. Located at 602 20th Av NW at the intersection of 20th Av and 5th St NW, the existing bungalow and storage garage will be removed and replaced with a proposed ground-oriented rowhouse development following a DP application in the future.

Mount Pleasant is a great location for increased density in the form of row housing, and several R-CG projects have been completed and are underway currently. The existing neighbourhood consists of a mix between single and semi-detached homes in R-C2 districts, with higher density and mixed uses spread throughout.

602 20th Av NW is: One block West of the #2 and #404 bus routes on 4th Street NW; Five blocks West of the #3, #300, and #301 bus routes on Centre Street North; Four blocks North of the #19 bus route on 16 Av NW; and, within three blocks of several #404 bus stops. This project is directly across 20 Av from a green space, within walking distance of Mount Pleasant Park and the community association, and a short walk from several businesses along 4th St NW and 16th Av NW.

A primary goal of building rowhousing projects is allowing more people to purchase in desirable neighbourhoods. With a smaller overall footprint per unit than a typical single or semi-detached dwelling, future proposed row house units will offer a more affordable listing price that will allow a greater diversity of people access to a great location.