

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.

This application is for 640 20 Ave NW to be rezoned from RC-2 to RC-G, to allow for four row houses to be constructed on the parcel. Three homes will be west facing towards 6th Street NW, with one home facing south towards 20th Ave NW. The homes will have a maximum height of 11 meters, with each unit possessing a single car garage (as part of a 4 car detached garage unit) that faces the north lane-way.

The additional density that this project will create will benefit the neighborhood by offering modern housing at an affordable price. Current RC-2 zoning allows for a duplex, and the prices for these duplex units sit at \$800,000.00 at a minimum. Allowing for smaller units to be constructed on the parcel, we are able to offer a lower price point, thus creating a more diverse environment.

The neighborhood is developed, thus making it an ideal location for additional density. With major transit routes on 16th Ave NW, as well as 4th St NW, it is easy to navigate around the city from the parcel. There are three major schools within 1.2 KM (King George, Rosewood, and Cr scent Heights) as well, so the area is ideal for a starter home for a new family. With the lower price point a row house can offer, we can open the neighborhood for families of a more modest income.