

## Applicant Submission

City of Calgary  
Planning and Building  
800 MacLeod Trail SW  
Calgary AB T2P 2M5

### RE: Applicant Submission Statement

The subject parcel is located in the community of Temple in NE quadrant of Calgary and consists of approximately 0.0485 ha of land. The current zoning for the land use is RC1 (residential designation in developed area for single detached home). An application is submitted requesting for redesignation from RC1 to RC2 (residential designation in developed area for side-by-side homes). The proposed use is well-suited to the site, given its surrounding context, lot characteristics and location. The current lot size meets all the requirements stipulated by City of Calgary for RC2 zoning. As can be seen in Figures 1 & 2, the site is within few hundred meters to existing RC2 zones.

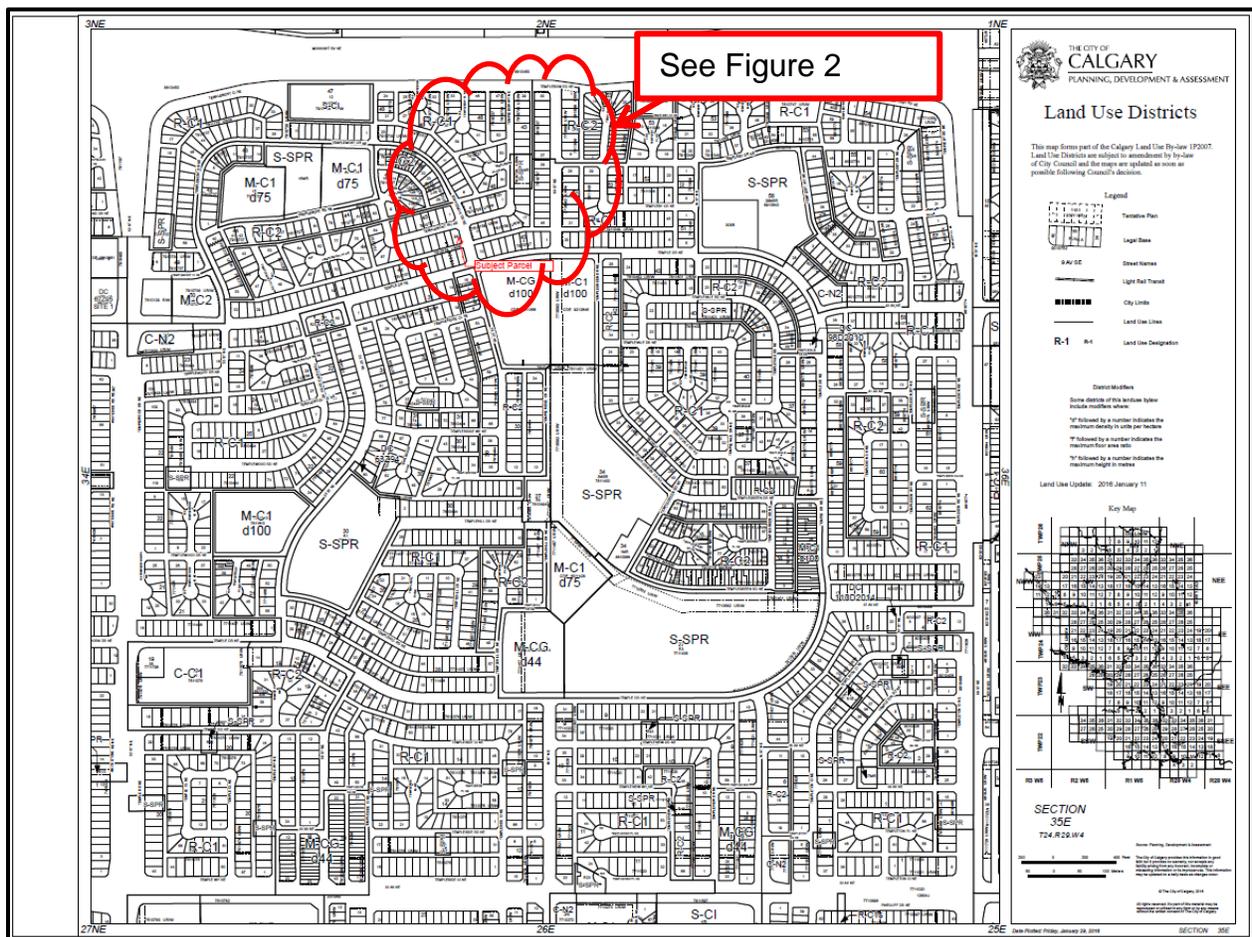


Figure 1: Community of Temple Zoning Map

(source: <http://www.calgary.ca/PDA/pd/Pages/Calgary-Land-Use-bylaw-1P2007/Land-Use-bylaw-1P2007-maps.aspx>)

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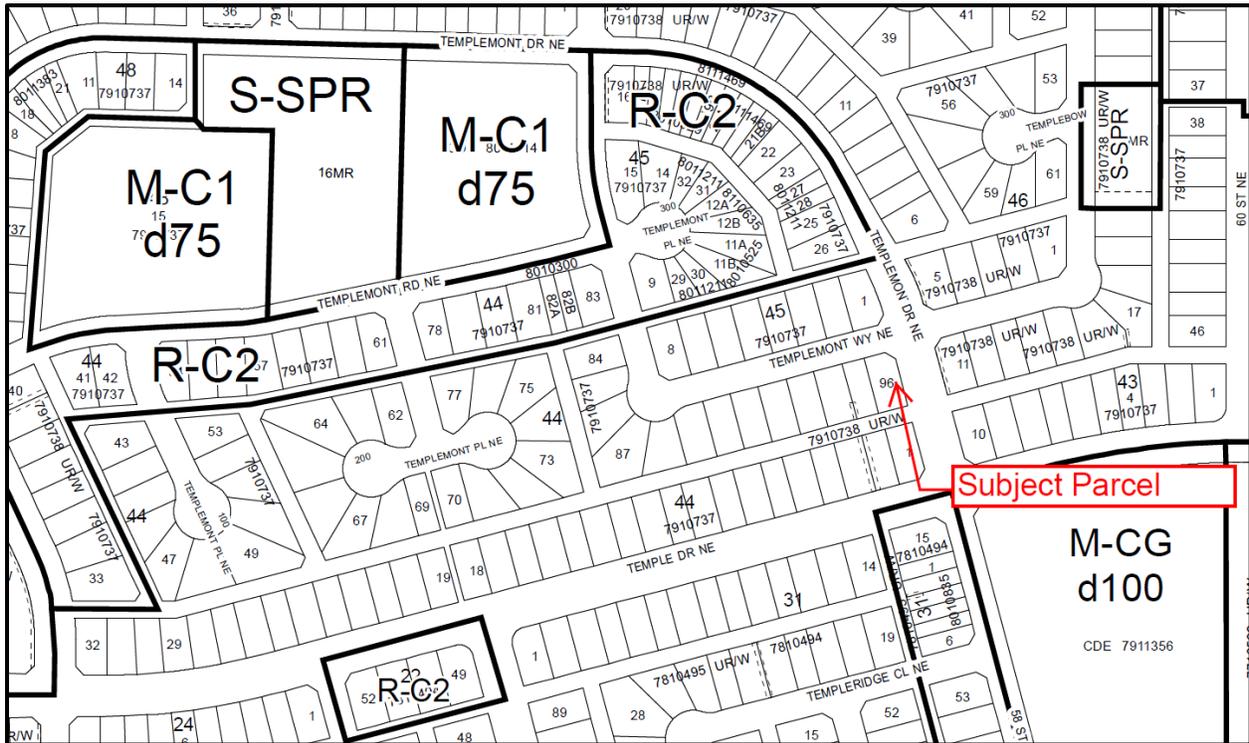


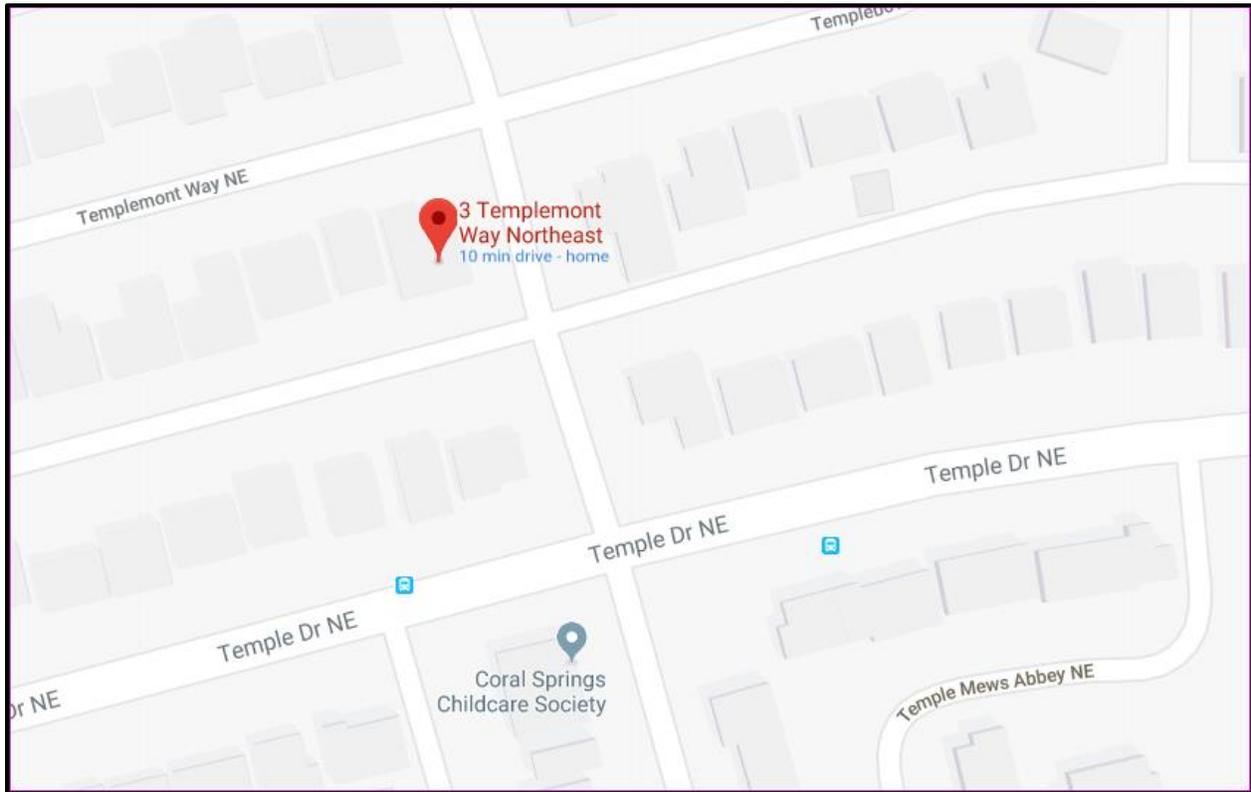
Figure 2: Zoomed Zoning Map Near Subject Parcel

(source: <http://www.calgary.ca/PDA/pd/Pages/Calgary-Land-Use-bylaw-1P2007/Land-Use-bylaw-1P2007-maps.aspx>)

The plan to build new homes with front doors facing Templemont Way NE and garages in the back alley. Since this is the corner lot, once the construction begins it will not impact the neighbors significantly. In the end, there will be two beautiful new homes that will add value to the neighborhood appeal and rid the area of the current undeveloped/demolished grow-up house.

As can be seen in Figure 3, the subject site is less than 400m away from Calgary Transit route 25 and 38. Calgary's Primary Transit Network provides community with daily reliable public transit service, with a frequency of every 20 minutes or less, 7 days a week. The subject site is also within walking distance to Coral Springs Childcare Society Day Care.

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**Figure 3: Nearest Bus Stops and Day Care from Subject Site**

(source: <https://www.google.ca/maps/place/3+Templemont+Way+NE,+Calgary,+AB+T1Y+5C1/@51.0928076,-113.9510466,16.45z/data=!4m5!3m4!1s0x5371636059383749:0x4592b109fceb8aa7!8m2!3d51.0928929!4d-113.949358>)

This proposed land use redesignation and associated development vision is consistent with the city-wide goals which encourages affordable housing options in established communities; more efficient use of infrastructure; and more compact built forms in locations with direct and easy access to transit, shopping, schools and other community services.