

Applicant's Submission

February 04, 2020

This application proposes to re-designate a property located at 1139 21 Avenue NW, in the community of Capital Hill, from R-C2, Residential – Contextual One / Two Dwelling to R-CG Grade-Oriented Infill zoning to allow for a moderate density increase to facilitate a 4 unit row-house development.

The flat, corner parcel faces North onto 21 Avenue NW and the side yard faces West onto 11 Street NW. Surrounding lands include R-C2 duplexes and original single family homes with several successful R-CG redesignation completed and ongoing within the community.

This parcel is a corner lot with direct laneway access to the rear. It is well serviced with transit stops on 10th street within 165 metres and 10th Street NW access within one block. The parcel is located within 1 block of the King George School, 1 block from Confederation Park and 1 block from a small retail cluster on 20 Ave & 10 Street NW.

The parcel is included in the North Bow Design Brief (1977) identified as Low Density Restricted area and the North Hill Area Redevelopment Plan (2011) identified as Low Density Row-House and should not require any policy document amendment.

Public Engagement - The applicant will hand-deliver flyers to the 40 surrounding homes to solicit feedback on the application within 2 weeks of the initial application. All feedback and correspondence will be copied to the assigned file manager for the application. The applicant will be available to the Community Association for further engagement if requested.

Submitted by: Dobbin Consulting