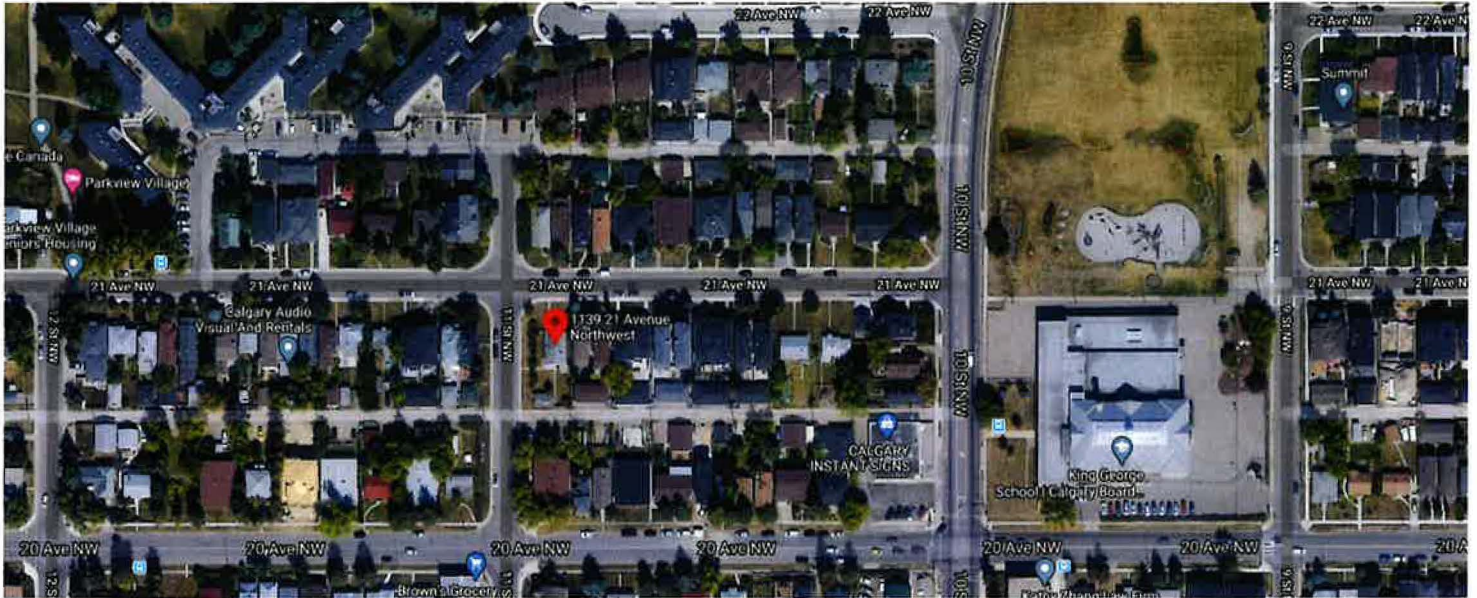
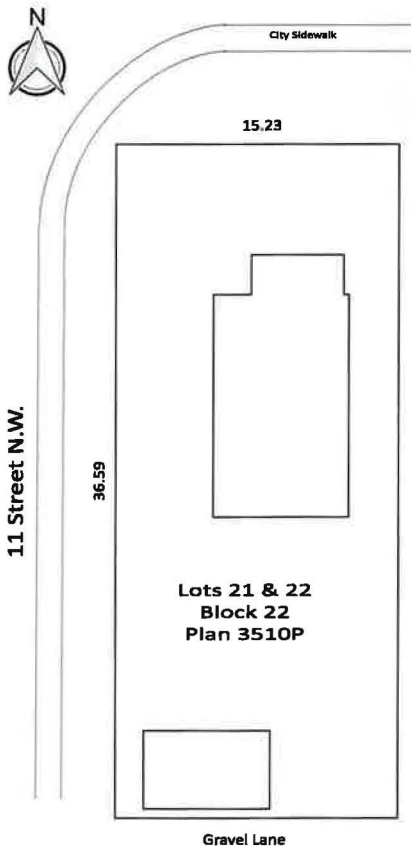


1139 21 Ave NW - Rezoning Proposal in Capital Hill (no Development Permit)



Current

21 Avenue N.W.



Currently R-C2

50' x 120' Lot

R-C2 Residential - Contextual One/Two Dwelling on a flat, corner-lot backing onto a lane located within 1 block of a school and a Confederation Park. The adjacent building is a 2 storey single house.

Contains a single bungalow, built in 1945 and a single car garage. Generally in aged, but livable condition. Unit is rented, please do not disturb tenant, contact information is available on reverse.

Proposed Rezoning R-CG

R-CG Residential – Grade-Oriented Infill

4 units with separate garage building.

R-CG requires:

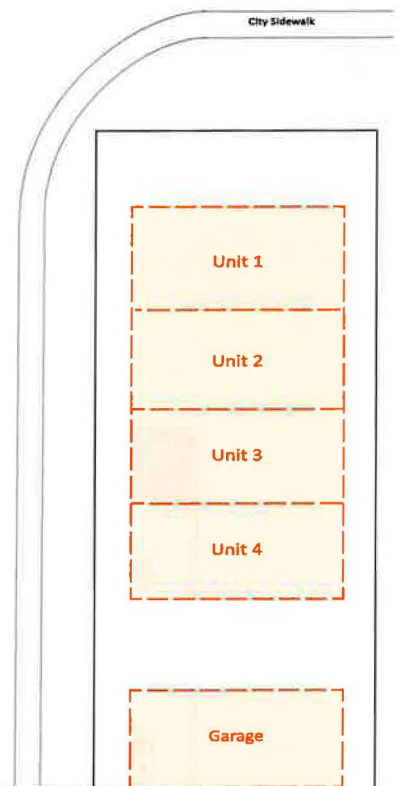
- Maximum 60% land coverage
- 1 parking stall per unit
- Contextual front set-back
- Controlled rear and side set-backs dependent
- 11m max. height (36') 3 storeys
- 2 trees per unit required

Design Considerations

This application is for a land-rezoning only. Unit design, landscaping, cladding and architectural considerations would be fully vetted and explored during a subsequent Development Permit where further engagement and advertising is required.

Proposed

21 Avenue N.W.



CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

JUN 15 2020

ITEM: #8.1.2 CPC2020-0451
Public Inquiry Distrib-
CITY CLERK'S DEPARTMENT

Proposed Engagement

Flyer distribution by mail to surrounding neighbours with Applicant's email and phone number for contact.
All correspondence will be copied to the file manager.
Houses for delivery denoted on map by the green dots.

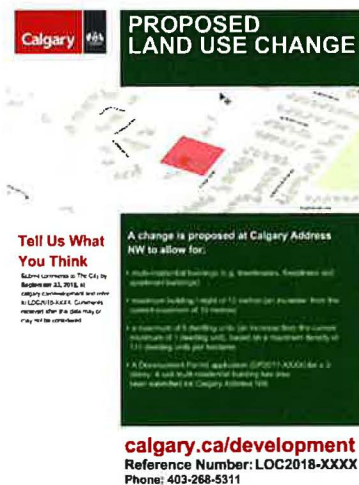
Flyer and information will be directly provided to the Capital Hill Community Association and the Ward Councillor as well.

City Engagement

The City of Calgary has improved their engagement notices. This application will require a large visible sign (example on the right) on the front of the property during the application.

Timeline

Application was made on February 4, 2020. Estimated City timeline for Land Use applications is 4-6 months. After the land use application is completed a separate Development Permit will be required with additional engagement.



Comments or questions?

Applicant (Agent of Owner)

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City of Calgary

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