

Applicant Submission

2020 August 24

This application is a combination of road closure and land use redesignation for the south portion (approximately 7.01 metres) of the lane adjacent to three existing residential properties, 236 & 238 - 15 Avenue NW and 1608 - 2 Street NW. This application proposes to create three new parcels extended from and aligned with the north-south property lines of the three subject lots. The proposed land use designation is Multi-Residential-Contextual Medium Profile (M-C2) District, which is consistent with the existing and surrounding land uses.

The proposal is to align the future north property line of the new parcels with the existing north property lines to the immediate east. The proposed size for the three new areas will be 0.007 ha (0.018) acres) each or a combined total of 0.021 ha (0.054 acres).

The subject area is owned by the City of Calgary. Even though the subject area is part of the public lane connecting 1 Street and 2 Street NW, it is presently not functioning as part of the public lane. This area is closed by metre-high wood sticks and metal chain-link barrier, and grown with untreated grass and weeds. The west border is blocked by concrete barrier.

The proposal has multiple benefits to the City of Calgary and the community, such as:

- Taking advantage of the unused inner city land
- Achieving the highest and best land use of the City-owned land asset
- Improving aesthetics of the lane by reducing vacant unused grass area
- Aligning the lane borderlines to promote consistency