

Applicant Submission

April 20, 2021

RE: Land Use Re-designation from R-C2 to M-CG; 1501 23 Avenue NW (LOT 39 & 40, BLOCK 7, PLAN 2864AF)

This application proposes to re-designate the parcel 1501 23 Avenue NW from R-C2 (Low Density Residential Districts) to a M-CG (Multi Residential - Contextual Grade Oriented District).

The subject parcel is a corner lot, located on the 14 Street NW. Surrounded by Multi Residential and single low-density buildings, in the community of Capital Hill. The lot consists of 0.0557ha in area. We are seeking a development with a 3-unit residential building. Parking would be provided at grade within the property at the rear lane. Properties surrounded the subject site are single/semi dwellings, Mixed Used Residential, and Commercial building along 14 Street SW. The proximity is currently low-density buildings with the potential of higher density due to the following factors.

- 14 Street Corridor is within walking distance.
- Located approximately 250m to the South are commercial development and West are single family/multi-residential
- Multiple Buses serve the area.
- The subject site is approximately 750 metres from Trans-Canada Hwy
- Making efficient use of the available block of lots near major a transportation corridor to enhance the pedestrian realm
- Creating a welcome gate into the city by redeveloping with updated buildings improving public space
- Provides housing for people who want to live near downtown but not directly downtown.

Fundamentally this is about the future development for North hill community. Current Designated along 14 Street are mixtures of R-CG, R-C2, M-X1, M-X2, DC, C-Cor1, M-CG, and C-N1. The subject parcel is well situated in the transitional area along 14 Street NW. While M-CG allows slightly higher density than the current designation, the rules of the district ensure that development is compatible with current and future low-medium density residential developments.

The proposed re-designate meets the goals of the North Hill Redevelopment Plan (ARP). This City policy encourages more housing options in established and central Calgary communities, more efficient use of infrastructure, and more compact built forms in locations with direct easy access to transit, shopping, schools and other community services.

Land Use Bylaw for the M-CG district as follows:

- Multi-Residential - Contextual Grade Oriented District is intended to apply to the Developed Area
- Development that will typically have higher numbers of Dwelling Units and traffic generation than low density residential dwellings
- Development designed to provide some or all units with direct access to grade
- Development in a variety of forms, low height and low density allows for varied building height and front setback areas in a manner that reflects the immediate context, intended to be in close proximity or adjacent to low density residential development
- Development provides outdoor space for social interaction and provides landscaping to complement the design of the development

The Capitol Hill Community Association will be consulted as this application progress.