

Applicant Submission



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RE: Land Use Redesignation: R-CG to DC (based on R-CG)
1615 20 Avenue NW | Plan 2864AF; Block 13; Lot 33, 34 | 0.055ha

APPLICANT STATEMENT

The subject site is a mid-block property located in the community of Capitol Hill totaling 0.055ha of privately owned land. A staggered concurrent Land Use Redesignation and Development Permit application was submitted in support of Eagle Crest Construction's development vision for a four unit (± 69 uph) rowhouse-style development with four associated basement secondary suites and four parking stalls. The proposed development is laid out around a central courtyard with two rowhouse-style units fronting onto 20 AV NW and two accessed from the courtyard, each with an associated basement secondary suite and private amenity spaces. In order to facilitate this development vision, the land use application seeks to redesignate the property from R-CG to DC (based on R-CG). The intent is to address challenges within the R-CG District that restrict development on mid-block sites, while following a number of the existing low density R-CG policies that characterize the district, including those related to building height, parcel coverage, massing, setbacks, and density.

SITE + POLICY CONTEXT

The subject site is within ± 400 m of the 16 AV NW Main Street and is across from the Capitol Hill Community Centre and Dinosaur Playground, and within close walking distance to Banff Trail, Lions, and Confederation Parks, as well as a number of amenities along the 16 AV NW Main Street. Transit provision in the area is strong, with three routes serving the subject site along 20 AV NW, and within close proximity (± 600 m or a ± 10 min. walk) to the Max. Orange Line and North Hill and 19 ST NW Stops. These characteristics make the subject site especially appropriate for the proposed land use change, which will directly facilitate the development of new and innovative inner-city housing options for Calgarians.

CONCLUSION

The proposed land use redesignation is in keeping with the overarching goals and policies of the North Hill Area Redevelopment Plan (ARP) and the city-wide goals and policies of the Municipal Development Plan (MDP) and will facilitate a development vision that introduces new and innovative housing options for Calgarians looking to live in established communities that enjoy excellent access to transit, existing infrastructure and community amenities. For the reasons outlined above, we respectfully request that the Calgary Planning Commission and Council support this application.

Sincerely,
CivicWorks

Joanna Patton | Urban Planner
BFA, MPlan, RPP, MCIP