

Applicant Submission

April 16, 2021

This is a proposal to redesignate the parcel 1229 - 20 Avenue NW to DC (based on R-CG) from the current zoning of R-CG, to allow for a density of 4 units (same as current density) and a height of 11m (same as current allowed height), for a development consisting of 4 units, 2 in a building in the front of the property, facing the street, and 2 in the rear. A courtyard will separate the two buildings.

This is an ideal use for this site due to its proximity to parks, schools, and shopping and being on 20 Avenue, which is a busy street close to many bus stops. It further contributes to achieving appropriate density allowed by current zoning and provide diverse housing opportunities and encourage alternative transportation and allow more residents to live very close to parks. It also aligns with the Municipal Development Plan, and North Hill Proposed LAP.

North Hill (Capitol Hill) is a vibrant inner-city community, a unique place to live, study, work and play, due to the very close proximity to SAIT and Confederation Park. One that feels like home because of the sense of community and the diverse places to live, places to shop, to socialize, to go to school and to enjoy the outdoors. And the subject site location is only one street from Confederation Park and four streets from SAIT, and it is a great place that people want to live and spend time, be it outdoors or indoors, for its unique location and its close proximity to shops, restaurants and parks and also easy access to transportation.

1229 - 20 Avenue is a rectangular site, a vacant lot (mid-block) centrally located between 10 Street and 14 Street NW and in very close proximity to Confederation Park, SAIT, schools, shops and also two blocks away from a new mixed-use building (under construction) at the corner of 20 Avenue and 14 Street. 20 Avenue is a neighbourhood corridor going east west with very easy access to downtown.

We are proposing a redesignation to a DC based on R-CG. Parking will be provided at the back of the property accessed from the back lane. The subject site is located only three houses away from similar designated lots (located at 1309 and 1313 - 20 Avenue NW). In proximity are R-CG lots with the potential of higher density due to the following:

- 20 Avenue is a relatively high traffic street and considered a neighbourhood corridor
- 20 Avenue has a bus route and the subject site is close to 14 Street, 10 Street and 16 Avenue NW
- More attractive place to live
- Providing housing for people who want to live near schools, parks, shops, near downtown but not directly downtown.