

## 257 22 Ave NW

LOC2022-0168 & DP2022-08085

1 block from Centre Street **Main Street** corridor

650m from two **LRT Green Line** stations

North Hill Communities LAP  
identified as **Neighbourhood Local**

### Public engagement:

- Website Engage257.com available and updated
- Feedback form & contact info on website
- 2x direct mailout flyers to 40 neighbours

### Concerns about:

- Appropriateness of R-CG for low density areas and precedent setting of this redesignation
- Number of units (4 main, 4 secondary suites)
- Traffic and parking impacts
- Recent traffic calming efforts being affected

### Considerations:

- R-CG is an appropriate zoning for all low density established area redevelopment
- Parking is provided at 0.5:1 as required
- Corner unit allows for additional resident parking
- Laneway access for garage
- More cars and street activity = more traffic calming
- R-CG development provides improved housing type selection and suites provide affordable housing

