

# Applicant Submission



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**Memo**  
23-02-03

**Project:** 1740 22<sup>nd</sup> Ave Capitol Hill (CTZN22-0045)  
**Attention To:** Geneva Chaudhary  
**Company:** City of Calgary, Community Planning  
**Regarding:** Land Use Redesignation Applicant Submission (LOC2023-0022)

On behalf of NAY Development, CTZN Architecture is pleased to provide the following Land Use Redesignation Applicant Submission for the parcel located at 1740 22<sup>nd</sup> Avenue NW Calgary, AB.

This application proposes a Land Use Redesignation from R-C2 to R-CG to accommodate 4-row house units each with a secondary suite. The proposed R-CG land use and row housing contribute to the residential land use and development objectives of the Municipal Development Plan, accommodating a variety of housing types while preserving the existing low-density residential character of the neighbourhood.

The project proposes the redevelopment of an aging and overgrown structure on a corner lot with a contemporary design and improved street presence. The parcel has direct lane access providing a pedestrian-friendly streetscape and is situated immediately adjacent to two schools, well suited for families with young children to attend a nearby school. The streets surrounding the two school fields provide ample space to accommodate an increase in vehicle parking for guests and visitors to the residences.

As an inner-city community Capitol Hill has seen an increasing appetite for density and a rapid pace of redevelopment. The proposed land use redesignation complements the on-going theme by providing further opportunities for increased density and modernization of the community.

Sincerely,

A handwritten signature in black ink, appearing to read 'Nick Trahan'.

Nick Trahan  
Associate, Architectural Technologist, CAPM  
CTZN Architecture Inc.

