

Applicant Submission



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Memo
23-02-03

Project: 1740 22nd 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 22nd 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.

