

Applicant Submission

Company Name (if applicable):

Horizon Land Surveys

LOC Number (office use only):

Applicant's Name:

Lei Wang

Date:

October 18,

On behalf of the landowner, please accept this application to redesignate a +/-0.056 hectare site from R-C2 to R-CG to allow for:

- rowhouses in addition to the uses already allowed (e.g. single-detached, semi-detached, and duplex homes and suites)
- a maximum building height of 11 metres (an increase from the current maximum of 10 metres)
- a maximum of 4 dwelling units (an increase from the current maximum of 2 dwelling units)
- the uses listed in the proposed R-CG designation.

The subject site, 1532 21 Ave NW, is a mid-block lot located in the community of Capitol Hill along 21 Ave NW. The lot is currently developed with a single detached dwelling built in 1946. Several R-CG lots already exists on the same block both mid-block and also corner lot. Capitol Hill Community Association is right on the south side of the property cross 21 Ave.

The site is approximately 0.056 hectares in size. A rear lane exists to the north of the site. Vehicle access to the parcel is available and will be via the rear lane. The site is about 340 meters to 16 Ave NW Urban Main Street. The subject site is well serviced by transit-14 Street NW is part of Calgary Primary Transit Network. The SAIT LRT station is about 1.5 kilometers south of the site.

North Hill Communities Local Area Plan support a broad range and mix of housing types, unit structures and forms. Additional, building forms that contain three or more residential units should be supported on higher activity streets, such as where there are adjacent regional pathways or higher volumes of private vehicle or pedestrian activity in

a community; and, where the parcel has a lane and parking can be accommodated on site. The site is identified for higher density and scale residential uses as part of the "Neighbourhood Local" policy area, with the "Limited" scale modifier (up to 3 storeys).

The subject parcel is located within the Residential-Developed-Inner City area of the Municipal Development Plan. The applicable policies encourage redevelopment of inner-city communities that is similar in scale and built form to existing development, including a mix of housing such as townhouses and row housing. The Municipal Development Plan also calls for a modest intensification of the inner city, an area serviced by existing infrastructure, public amenities and transit. The proposal is in keeping with the relevant policies of the MDP as the rules of the R-CG provide for development forms that may be sensitive to existing residential development in terms of height, built form and density.

Housing diversity and choice policies encourage the provision of a wide range of housing types, tenures and densities that may meet affordability, accessibility, life cycle and lifestyle needs of different groups; an adaptation of the City's existing housing stock to enable changing households to remain in the same neighbourhood for longer time periods through allowing accessory suites in low density areas. So we sincerely hope city can support our application.