

Applicant Submission

2023 October 13

On behalf of the landowner, please accept this application to redesignate three continuous lots along 20 Ave NW to H-GO to allow for:

- grade-oriented development in a range of housing forms where the dwelling units may be attached or stacked within a shared building or cluster of buildings in the form and at a scale that is consistent with low density residential districts;
- a maximum building height of 12 metres (an increase from the current maximum of 10 metres)
- flexible parcel dimensions and building setbacks that allow a diversity of grade-oriented housing
- the uses listed in the proposed H-GO designation.

The subject site, 1229-1239 20 Ave NW, are three continuous lots in the community of Capitol Hill along 20 Ave NW and the intersection of 12 Street NW. Two of the lots are currently developed with single detached dwellings built in 1940s with one lot currently sitting as vacant. Surrounding lots are mostly R-CG with row houses already built cross the 12 Street.

The sites combined are approximately 0.167 hectares in size. Lane exists to the south of the site. The site is well serviced by public transit since it is along 20 Ave and also in close proximity to 16 Ave and 14 Street NW.

North Hill Communities Local Area Plan define the lots as "Neighbourhood Connector" and "up to 4 Storeys" building scale. The policy support: i. higher frequency of units and entrances facing the stree; ii, higher density when located near commercial areas and transit station areas and iii, the development of local commercial uses to serve nearby residents.