

Applicant Submission

Received 2024 February 9

Land Use Amendment Application



Project Location : 1431 & 1435 23Ave NW, Calgary, AB

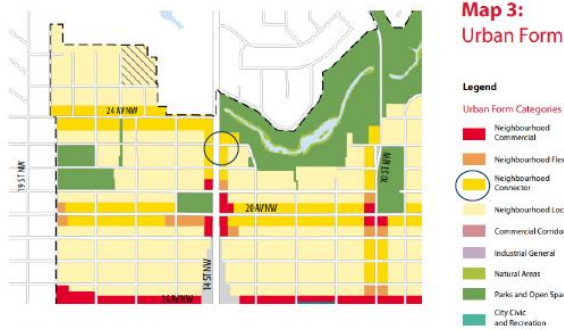
Current Zoning : R-C2
Proposed Zoning: M-CG

Introduction

Land Use Amendment

- The property located at 1431 & 1435 23 Ave NW and is currently zoned as R-C2.
- The area around the site includes single-family homes, semi-detached townhouses, and commercial shopping centers.
- The Land Use Amendment Application is requesting a redesignation to M-CG (Multi-Residential – Contextual Grade-Oriented) to develop the site with 11 primary units and 4 or 5 secondary suites, targeting young families with two or three-bedroom units.
- Parking will be provided under the main dwelling unit.





Capitol Hill - The Community Core Ideas

- Capitol Hill is a charming community with single and multi-family homes located near SAIT and UofC, offering a welcoming environment and convenient access to education career opportunities and excellent nature parks.

- The parcel is conveniently located near bus routes 105, 404, also bus 414 at NB 14 ST NW.

- The project will support the densification objective of the MDP and enhance the neighborhood's residential context.



Alignment With Calgary's Growth Plan

Calgary's planning policies, such as the Municipal Development Plan (MDP) and Calgary Transportation Plan (CTP), prioritize the development of complete and resilient communities that make efficient use of resources like land, energy, and infrastructure.

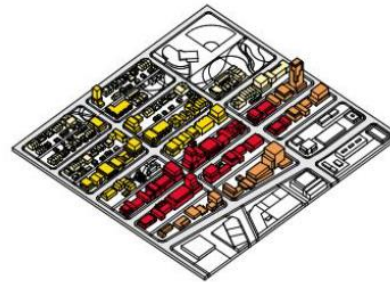
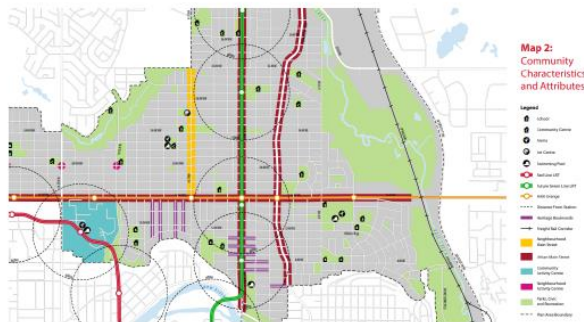


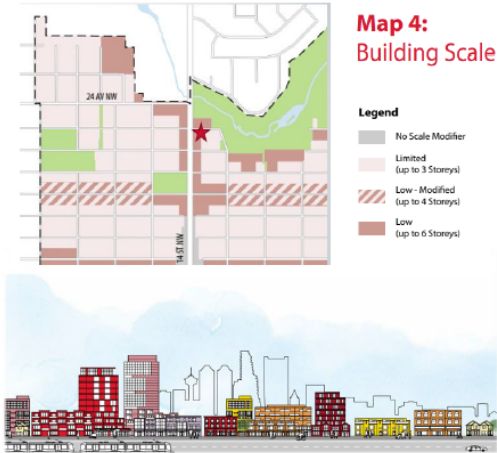
Figure 6: Neighbourhood Urban Form Categories

The MDP also emphasizes ground-oriented housing as a vital component of complete communities and encourages the addition of a diverse mix of ground-oriented housing options in low-density residential areas.

Supporting this proposal would enable greater housing choice and contribute to the development of more complete and resilient neighborhoods in Calgary.



Alignment With Local Growth Plan



The project site is situated within the North Hill Communities Local Area Plan (2021) and falls under the "Neighbourhood Connector" Urban Form and "Low-Modified" scale category

Permitting future multi-residential development of up to 6 storeys.

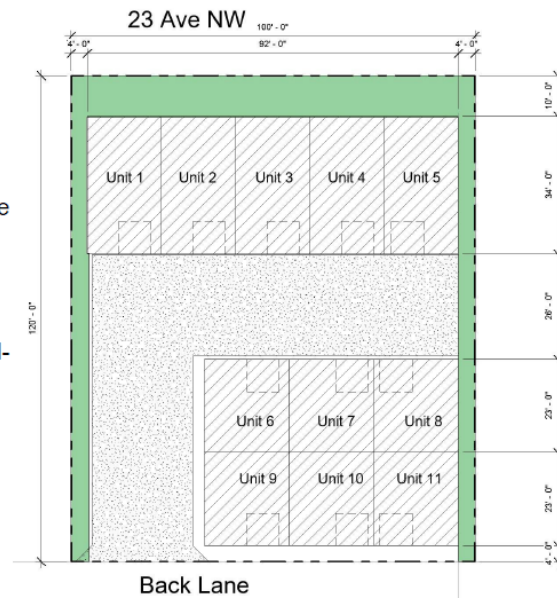
As per the local area policy, the proposed land use change and development vision are fully consistent, and no amendments to the plan are necessary. It is an applicant-led initiative.

Conceptual Site Plan

5 dwelling units facing 23Ave NW potentially with 4 or 5 Basement Suites

6 back to back dwelling units with their own garage along back lane

Due to the building depth restriction of H-GO zoning, M-CG is more suitable for this development proposal.



Conclusion



- The proposal will blend seamlessly with the existing community and enhance the surrounding area.



- The development plan aligns with the Municipal Development Plan's city-wide goals, and will introduce innovative housing options for those looking to live in established communities with easy access to transit, infrastructure, and amenities.

- We hope to create a vibrant and inclusive community that will benefit both current and future residents.

- We humbly request your support for our application, and look forward to working with you to create a better future for all.

Should you have any questions, comments, or concerns, please contact us at 587-578-1425 or info@calgreenhomes.ca