

# 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

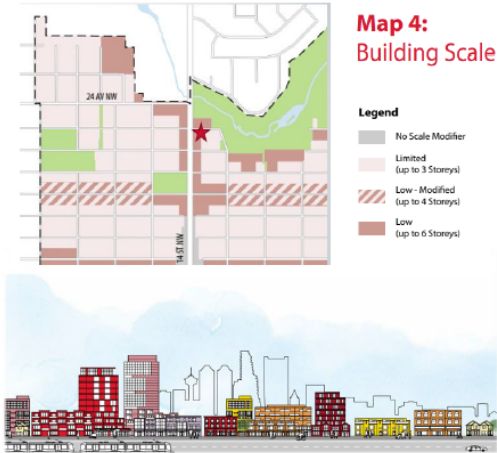
### Land Use Amendment

- 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.





## 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.

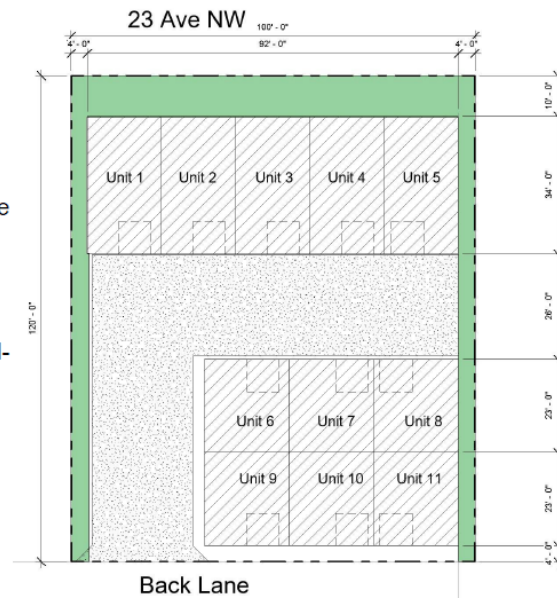
As per the local area policy, the proposed land use change and development vision are fully consistent, and no amendments to the plan are necessary. It is an applicant-led initiative.

## 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](mailto:info@calgreenhomes.ca)