

# Applicant Submission



## Land Use Redesignation Applicant's Submission

### Not Including Secondary Suites

PL 1263 (R2017-09)

This form is to be filled out by the applicant and provided to The City of Calgary at the time of submission. These comments are included in a report which is presented to the Calgary Planning Commission and a Public Hearing of City Council. Your comments **must** be limited to the area designated on this form to ensure it will fit the space requirements of the report. Supplementary information can be provided separately in your application if required.

RE: Land Use Re-designation from R-C2 to R-CG; 1732 22 Avenue NW (Lots 16 & 16, Block 23, Plan 2864AF)

Dear File Manager and CPAC Team,

This application proposes to re-designate the parcel 1732 22 Avenue NW from R-C2 (Division 5: Residential – Contextual One / Two Dwelling District) to R-CG (Division 11: Residential: Grade-Oriented Infill District)

The land owner wishes to utilize the lot to build a 2-storey high, 4-unit development with secondary suites in the basements for a total of 8 units. The goal is to revitalize what is currently an older generation home into a more suitable development to accommodate a modest increase in density while maintaining the character of the neighborhood.

The subject site is located mid-block on 22nd Avenue NW with a total of 556.26m<sup>2</sup> in area. We are seeking a development with a 4-unit residential building with 4 secondary suites for a total of 8 units. Two units facing 22nd Avenue NW and two units facing the rear lane. A total of 4 parking stalls, 2 storage mobility units and a minimum of 2 bike stalls will be provided with access via the rear lane. Properties surrounding the subject site are single/semi-detached dwellings, Mixed Use Residential, Multi-family and Commercial along 20th Avenue NW. The proximity are currently low-density buildings with the potential of higher density due to the following factors:

1. The subject site is within close proximity to 2+ schools making this the ideal location for families with kids.
2. Providing housing for people who want to live near downtown but removed from the busyness of the downtown core.
3. Located less than 800m from the nearest Red Line LRT station as well as 16th Avenue (TransCanada) that houses several bus routes including the Max Orange BRT.
4. Making efficient use of the available block of lots near a major transportation corridor to enhance pedestrian realm

The proposed re-designation meets the goals of the North Hill Local Area Plan. This policy encourages increased density and varying housing options in established and central Calgary Communities, more efficient use of existing infrastructure and more compact build forms in locations with direct and easy access to transit, shopping, schools and other community services.

A Pre-App meeting was scheduled prior to this re-designation application however we have not received any feedback yet. The Capitol Hill Community Association as well as Terry Wong have been sent summary letters to inform them of our proposed application as well as to consult on any concerns or feedback they may have.

ISC: Protected