

Applicant Submission

Company Name (if applicable):

Horizon Land Surveys

LOC Number (office use only):

Applicant's Name:

Lei Wang

Date:

Dec. 19th, 2023

On behalf of the landowner, please accept this application to redesignate a +/-0.055 hectare combined land 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, 603 22nd Ave NW and 2215 5 Street NW, are corner lots located in the community of Mount Pleasant along 5 Street NW and 22 Ave NW. The lots are currently sitting empty. The plan is to consolidate those two lots and apply for R-CG. A R-CG row house exist on the opposite side of 22 Ave cross 5 Street. The lot is surrounded mostly by single detached or semi-detached dwellings.

The site is approximately 0.055 hectares in size. A rear lane exists to the south of the site. Vehicle access to the parcel is available and will be via the rear lane. The site is in close distance to 20 Ave. The surrounding area is very amenity rich including schools, Confederation park, Community Association, etc.

The project will seek LEED Gold Certificate. Measures like preserving existing mature trees, planting new landscaping, encouraging green roofs and walls, permeable pavement, EV charging and solar roof panels will be explored to improve project's climate resilience.

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.

The proposed R-CG is a Low Density Residential District. With the lot being a corner lot, the impacts of higher density use on neighbouring lower density properties can be reduced. Housing that faces both streets adds to the residential appearance of the side streets and tends to slow traffic and enhance pedestrian safety and experience on adjacent sidewalks.

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.

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