

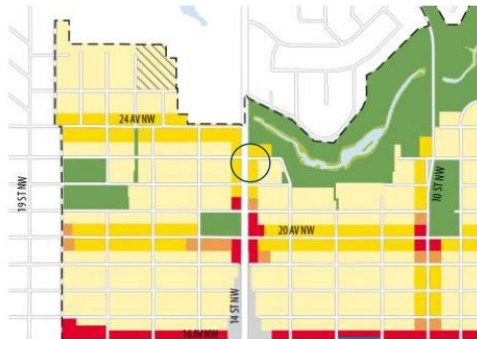
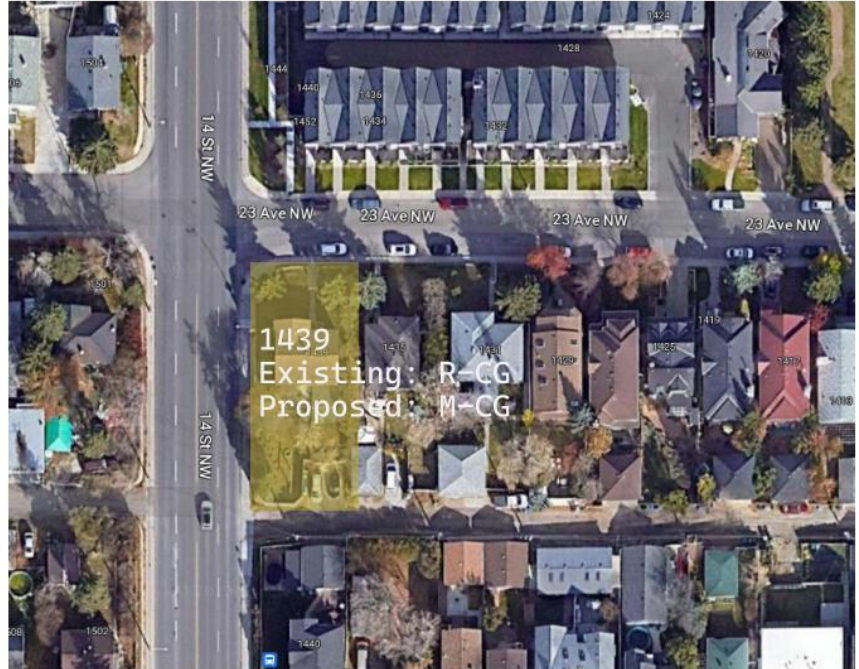
Applicant Submission

2025 February 20

Introduction

Land Use Amendment

- The property located at 1439 23 Ave NW and is currently zoned as R-CG.
- The neighboring uses are: single-family homes, townhouses, and commercial shopping centers.
- The Land Use Amendment Application is requesting a redesignation to M-CG Multi-Residential – Contextual Grade-Oriented, combining with the near by M-CG parcels 1435 & 1431 to develop a 14 primary units, each with a corresponding secondary suite and a carport, fostering a well-integrated and diverse residential community.



Map 3:
Urban Form

Capitol Hill - The Community Core Ideas

• Capitol Hill is a vibrant community featuring a mix of single and multi-family homes, offering a welcoming atmosphere with convenient access to SAIT, the University of Calgary, and nearby nature parks.

• The parcel is well-served by public transit, with multiple bus routes within walking distance and two CTrain stations just a short drive away.

• This project aligns with the Municipal Development Plan's (MDP) densification goals while enhancing the neighborhood's residential character.



Map 4:
Building Scale



Alignment With Calgary's Growth Plan

Calgary's planning policies, including the Municipal Development Plan (MDP) and Calgary Transportation Plan (CTP), emphasize the creation of complete, resilient communities that optimize land use, energy, and infrastructure.



Figure 6: Neighbourhood Urban Form Categories

- Neighbourhood Commercial
- Neighbourhood Flex
- Neighbourhood Connector
- Neighbourhood Local



Map 2: Community Characteristics and Attributes

- Urban
- Community Center
- Arts
- Active Living
- Neighbourhood
- Future Open Space
- Bike Route
- Heritage Walkways
- Neighbourhood
- Urban Main Street
- Livable
- Neighbourhood
- Public, Civic and Institutional
- Parks and Recreation

The MDP recognizes ground-oriented housing as an essential component of these communities and supports diversifying housing options in low-density residential areas.

This proposal aligns with these objectives by facilitating greater housing choice and contributing to a more inclusive, adaptable, and sustainable urban fabric.

Alignment With Local Growth Plan



The project site is located within the North Hill Communities Local Area Plan (2022) and is designated as a 'Neighbourhood Connector' under the Urban Form category, with a 'Low-Modified' scale, allowing for multi-residential development of up to four storeys. The proposed land use change aligns seamlessly with the area's planned growth, and supports the broader vision for a more diverse and sustainable housing framework within the community.



Conclusion



- Our proposed land use amendment to M-CG Multi-Residential – Contextual Grade-Oriented, represents a thoughtful and strategic approach to urban growth in Capitol Hill. By introducing diverse, ground-oriented housing options, this project enhances housing choice while maintaining the neighborhood’s residential character. The proposal aligns seamlessly with Calgary’s Municipal Development Plan (MDP) and Calgary Transportation Plan (CTP), supporting the city’s vision for complete, resilient communities that optimize land use and infrastructure. Additionally, it is fully consistent with the North Hill Communities Local Area Plan, reinforcing the area’s planned evolution as a well-connected, vibrant, and sustainable neighborhood.

- 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

