

Applicant Submission

Company Name (if applicable):

Horizon Land Surveys

LOC Number (office use only):

Applicant's Name:

Lei Wang

Date:

May 20th, 2025

On behalf of the landowner, please accept this application to redesignate a +/-0.056 hectare site from R-CG to Direct Control (R-CG) to:

- set up minimum density
- a maximum building height of 11 metres (same as current)
- a maximum of 4 dwelling units
- the uses listed in the proposed R-CG designation.

The subject site, 2435 23 Street NW, is a mid-block lot in the community of Banff Trail along 23 Street NW. The lot is currently developed with a single detached dwelling built in 1952. The lot is surrounded mostly by single detached dwellings although there are multi-residential developments existing on the corners of the block.

The site is approximately 0.056 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 within 200 meters of Banff Trail C-Train station. The site is in close proximity to many commercial and social establishments along Banff Trail NW and Crowchild Trail NW including McMahon Stadium and University of Calgary.

South Shaganappi Communities Local Area Plan define the lot as "neighbourhood local" with building scale of up to 12 storeys. However the restrictive covenant on title 1358GL restrict the use of the land to single house or two family dwelling house only. The LAP states that "where the restrictive covenant is not in alignment with the goals and objectives of this plan, The City of Calgary supports the direction of this plan". Thus we are proposing this Direct Control based on existing R-CG zoning.

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.

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. |