

Applicant's Submission

Updated Applicant's Submission - Aug 19, 2019

This application proposes to re-designate the parcels 4303 - 4319 Center Street NW from R-C2 (Residential- Contextual One/Two Dwelling District) to a MU-1 F4.0H21 Division 3: Mixed Use -Active Frontage District).

Current there are 5 lot on the site. Located in the Highland Park Community on one of Calgary's main corridors Center Street North. Center Street is one of Calgary's most important gateways into down town that consists primarily of older low density residential dwellings. It is a main transportation artery into the city currently being serviced by many buses and will be serviced by the Green Line LRT and a new bike lane.

After a comprehensive site analysis and consultation process, we resulted a responsive and highly innovative development concept that contributes to the vision and goals laid out by the city of Calgary. Key planning features of the site include:

1. Making efficient use of the available block of lots along major a transportation corridor to enhance the pedestrian realm
2. Creating a welcome gate into the city by redeveloping with updated buildings improving public space
3. Increased population through live work units that provide housing while increasing local employment opportunities

We believed the proposed MU-1 landuse redesignation meets the intent of the applicable policies for landuse redesignation as outlined in my submission package and it is aligned with City initiated Main Street and Highland Park ARP Policies (attached)

Please see all the supporting information in the package provided. This information is placed specifically with the corresponding maps in land use redesignation summary provided.