

Date: June 21, 2019

Applicant's Submission

Site Address: 3827 Centre A ST NE
Land Use Redesignation from R-C2 to M-CG

Design Intent and Context:

The subject parcel is located in the community of Highland Park and consists of 0.055737ha. We are proposing a development with a four-unit multi-residential building with doors facing Centre A ST NE and vehicular access from the adjacent lane. Parking would be provided at grade in an enclosed garage.

The current land use designation is (R-C2) Residential - Contextual One/Two Dwelling which allows for single detached or semi-detached dwelling and a maximum height of 10m. To support the proposed development, we are applying to change the designation from R-C2 to M-CG Multi Residential - Contextual Grade Oriented District.

The Land Use Bylaw describes the M-CG district as follows:

The Multi-Residential - Contextual Grade Oriented District is intended to apply to the Developed Area; has Multi-Residential Development that will typically have higher numbers of Dwelling Units and traffic generation than low density residential dwellings; has Multi- Residential Development designed to provide some or all units with direct access to grade; provides for Multi-Residential Development in a variety of forms; has Multi-Residential Development of low height and low density; allows for varied building height and front setback areas in a manner that reflects the immediate context; is intended to be in close proximity or adjacent to low density residential development; provides outdoor space for social interaction; and provides landscaping to complement the design of the development and to help screen and buffer elements of the development that may have impacts on residents or nearby parcels.

The parcel is located mid-block and is situated between two low density Single-detached buildings. The properties to the West, North West and North East are all designated M-C1. While M-CG does allow slightly higher density than the current designation, the rules of the district ensure that development is compatible with low density residential development.

The proposed development will be designed so each unit will have separate and direct access to grade. The overall massing will be designed within the setbacks and maximum height rule of the Land Use Bylaw which respects the existing character of the block.

The site has specific attributes which make it ideal for an increase in intensity:

The site is only 100m to the nearest transit stop.

The site is only 5 minutes' walk to Buchanan School.

The site is only 10 minutes' walk to James Fowler High School.

The site is only 7 minutes' walk to Highland Park Community Centre.

Municipal Development Plan (MDP):

The proposed project fundamentally meets the goals of the Municipal Development Plan.

This City policy encourages more housing options in established communities, more efficient use of infrastructure, and more compact built forms in locations with direct easy access to transit, shopping, schools and other community services.

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The MDP encourages modest redevelopment of the Established Area. (3.5.3 (a.)) The proposed development modestly intensifies the use of the land to a density more appropriate for a central Calgary community. The MDP requires that "ground and lower levels of developments should demonstrate a strong relationship to the human scale and contribute positively to the public realm and street." (2.4.2 (b.)).

By having all vehicular access from the adjacent lane, and unit entries facing Centre A ST NE, the pedestrian realm along Centre A ST NE is protected.

Bylaw (and Relaxations):

The proposed development is at a preliminary stage of design. At this point, relaxations are not anticipated. Should any be proposed in the future, these will be within the intent of City policy.

Engagement:

Given the small increment in density proposed, no pre-application meeting was scheduled prior to this land use redesignation application. The Highland Park Community Association will be consulted as this application and the Development Permit application progress.