

Applicant Submission

March 27, 2019

This application proposes to redesignate the parcel 3217 Centre Street NW from R-C2 (Residential - Contextual One/Two Dwelling District) to MU-1 f4.0 h23 (Division 3: Mixed Use - General District).

The subject site is a middle single vacant lot, centrally located on the busy artery Centre Street, 31st and 32nd Avenue NW. To the East of the site flanked by Centre Street are mixtures of old bungalows. To the North and South of the site are mixtures of commercial buildings, old bungalows and apartment buildings. Centre Street transitions to multi-residential development. To the West of the site flanked by a lane are mixtures of old bungalows and apartment buildings.

The subject site is identified within the existing North Hill ARP as a low-density area transitions to higher densities to the south. This lot is further identified within the Municipal Development Plan, part of the Centre Street Urban Corridor and the ongoing Main Street Project initiated by City of Calgary. Urban Corridor development strongly supports intensification of density and the opportunity to boost local businesses/employment, with the highest densities facing onto the main street. It further encourages variety of housing types, including Mixed-Use developments to provide more attractions to local communities. Centre Street is well serviced by City Buses and the support of the planned future Green Line LRT station.

The proposed application is intended to support development of 4 story residential and commercial opportunities on the ground floor. Due to close proximity of transits and businesses, alternative transportations such as walking, biking, ride sharing are encouraged.

Key planning features of the site include:

1. Making efficient use of the available lot along a major 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 Mixed-Use units that provide housing while increasing local employment opportunities

We believed the proposed MU-1 f4.0 h23 zoning will contribute to achieving appropriate density along Centre Street, providing diverse housing opportunities and encourage alternative transportation. It also align with the Municipal Development Plan and Calgary Transit Plan.