

## Applicant Submission

April 23, 2020

This application proposes to redesignate the two parcel 2601 Centre Street NW from DC (41Z94) and 2607 Centre Street NW from M-C1 (Multi Residential - Contextual Low Profile District) to MU-2 F4.0 H26 (Division 3: Mixed Use - Active Frontage).

Tuxedo Park is a vibrant inner city community, a unique place to live, work and play. One that feels like home because of the people and "sense of community" created by the diverse residential places to live, places to shop, to socialize and to enjoy the outdoors. Centre Street Corridor is a place that people want to live and spend time, be it indoors or outdoors, for its unique amenities, and it's close proximity to connect to the surrounding existing local shops and easy access to transportation.

The subject site is a corner lot (2 parcel combined), centrally located on the busy artery Centre Street and 26th Avenue NW. To the east of the site there are commercial buildings consist of bakery/cafe shop, liquor store, eatery, a retail shop, and a sporting good retail. To the North and South of the site there are mixtures of old bungalows and apartment buildings. To the West of the site flanked by a lane there are mixtures of old bungalows and apartment buildings. Site is identified within the existing North Hill ARP as a Medium-density area transitions to higher densities. 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.

Situated directly along the Centre Street, a major bus line that is serviced by Bus Rapid Transit (BRT) and it is walking distance to the future Green Line C-Trail Station on 28 Avenue. The Centre Street transportation line is a transportation artery that feeds into the downtown core. There are 4 transit stops within walking distance of the subject site. The closest bus stop is within walking distance. Mixed Use zoning will benefit the close proximity of all the existing and future public transportation, as well as being along a major vehicular corridor.

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-2 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.