

## **Applicant Submission**

2020 July 16

This application proposes to re-designate the parcels 4203/4219 CENTRE ST NW from R-C2 to a MU-1 F4.0H21 Division 3: Mixed Use -General District.

The subject sites are both corner lot located in the Highland Park Community on one of Calgary's main corridors Center Street North and 42nd Ave N.W. Highland Park Community resides in the Northwest quadrant of Calgary. It is bounded to the north by McKnight Boulevard, to the east by Edmonton Trail, to the south by 32 Avenue N and to the west by 4 Street W. To the North and South of the subject 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 sites are 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.

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