

Applicant's Submission

September 10, 2020

This application proposes to re-designate the parcel 129 32nd Avenue NE from R-C2 (Low Density Residential Districts) to a M-CG (Multi Residential - Contextual Grade Oriented District)-(M-CGd75).

The land owner wishes to utilize the lot to build 4 units. They are hoping to keep two unit for their kids while attending SAIT, and hoping to gain some profit from the other two units.

The subject parcel is a middle lot, located on the 32 Avenue NW. Surrounded by semi-detached and single low density buildings, in the community of Tuxedo Park. The lot consists of 0.0714ha in area. We are seeking a development with a 4-unit residential building. Two unit facing 32 Avenue NW and two unit facing the lane. Parking would be provided at grade within the property at the rear lane. Properties surrounded the subject site are single/semi dwellings, Mixed Used Residential, and Commercial building along Centre Ave N (Main Street Corridor). The proximity are currently low density buildings with the potential of higher density due to the following factors.

- Centre Street N(Main Street Corridor) is within walking distance.
- Located approximately 300m to the West are multi-residential and commercial development.
- Multiple Buses serve the area including the 300/301 North/South BRT.
- The subject site is approximately 300 metres from the future 28 Avenue Greenline LRT Station
- Making efficient use of the available block of lots near major a transportation corridor to enhance the pedestrian realm
- Creating a welcome gate into the city by redeveloping with updated buildings improving public space
- Provides housing for people who want to live near down town but not directly downtown.

Fundamentally this is about the future development for Centre Street N (Main Street Corridor). Current Designated along Centre Street are mixtures of M-C1, M-C2, M-X1, M-X2, DC, C-Cor, M-U1, M-U2, M-CG, R-C2 and C-N1. The subject parcel is well situated in the transitional area along Centre Street N. While M-CG allows slightly higher density than the current designation, the rules of the district ensure that development is compatible with current and future low-medium density residential developments.

The proposed re-designate meet the goals of the Municipal Development Plan (MDP). This City policy encourages more housing options in established and central Calgary 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.

Land Use Bylaw for the M-CG district as follows:

- Multi-Residential - Contextual Grade Oriented District is intended to apply to the Developed Area
- Development that will typically have higher numbers of Dwelling Units and traffic generation than low density residential dwellings
- Development designed to provide some or all units with direct access to grade

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- Development in a variety of forms, low height and low density allows for varied building height and front setback areas in a manner
- that reflects the immediate context, intended to be in close proximity or adjacent to low density residential development
- Development provides outdoor space for social interaction and provides landscaping to complement the design of the development

No pre-application meeting was scheduled prior to this re-designation application due to the small increment in density. We made an effort and reached out to Mr. Arnie Brownlee's Tuxedo Park Community Association twice, no comments received. The land owner approached the surrounding neighbors and got support letters in favor to this application.