

Applicant Submission

2021 March 18

This application proposes to re-designate the parcels 4316 Centre Street NE and 103 43 Avenue NE from Residential – Contextual One / Two Dwelling (R-C2) District to Mixed Use - General (M-U1f4.0h21) District.

The land owners intend to keep open for possible future residential, commercial or mixed-use development along Centre Street N. Once the re-designation has been approved, the landowner will explore their options, but would like the flexibility that M-U1 provides.

4316 Centre Street NE is a rectangle lot, and 103 - 43 Avenue NE is the corner lot adjacent to it- with existing bungalows built on them, centrally located on the busy artery of Centre Street (Main Corridor). Parking will be provided at the rear property lines. In the neighbourhood is a healthy mix of bungalows, infills, and commercial developments along Centre Street and McKnight Boulevard. The following factors can be taken into consideration in the rezoning of this property to an M-U1 designation:

- Centre Street N (Main Street Corridor) is within walking distance;
- This facilitates transportation and interconnectedness with various other areas of the city and allows for easier access.
- Located along Centre Street and Edmonton trail are a mix of Multi-Residential and Commercial developments to serve the community
- Multiple Buses serve the area along Centre Street, including 300 and 301 North/South BRT lines, as well as the 3 line;
- Making efficient use of the available block of lots near major a transportation corridor to enhance the pedestrian realm.
- Provides housing for people who want to live near down town (inner city) but not directly downtown.

Fundamentally, this is about the future development for the North Hill communities. Current designations within the community are mixtures of R-C1, R-C2, R-CG, C-N1, M-CG, M-U1, S-CS, S-CI, DC and more. The subject parcels are well situated along 43rd Avenue and Centre Street N. M-U1 as a designation would be a perfect fit for the community and city as it falls in line with the City's Municipal Development Plan of densifying the inner city communities and increasing the variance in demographic, as well as increasing the goods and services available to the community.

The proposed re-designation also meet the goals of the North Hill Local Area Plan. 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, while maintaining the sense of interconnectedness and community.

Land Use Bylaw for the M-U1 district are as follows:

- be located along commercial streets where both residential uses and commercial uses are supported at grade facing the commercial street;
- accommodate a mix of residential and commercial uses in the same building or in multiple buildings throughout the area; and

- respond to local area context by establishing maximum building height for individual parcels
- The Mixed Use- General District should only be located where a local area plan, or other policy, supports land use and development aligned with the purpose statements in subsection (1).