

Applicant Submission

2020 March 2

RE: Land Use Re-designation from R-C2 to R-CG for 240 32nd Avenue NE (Legal Address: Lots 1&2, Block 4, Plan 5942 AD)

Dear File Manager and CPAGTeam,

This application proposes to redesignate the parcel 240 32nd Avenue NE from R-C2 (Residential - Contextual One/Two Dwelling District) to R-CG (Division 11: Residential- Grade-Oriented Infill).

The land owner wishes to utilize the lot to build 4 units. Given the location, being in very close proximity to Centre Street N and Edmonton Trail, two main roads, the client is hoping to gain some profit given the current state of the economy.

The subject parcel is a corner lot, located on the 32nd Avenue NE. Surrounded by semi-detached and single low density buildings, the lot consists of 526 square metres in area. We are seeking a development with a 4-unit residential building. One unit will face 32 Avenue, and the other units will face 2nd Street NE, with Parking Garages providing parking for tenants at the rear. The following factors can be taken into consideration for this rezoning being a perfect fit for the community of North Hill (Highland Park):

- 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, S-CS, S-CI, DC and more. The subject parcel is well situated along 32nd Avenue and 2nd Street. While R-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 Area Redevelopment Plan (ARP). 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 R-CG district as follows:

- accommodates the existing residential environment;
- accommodates grade-oriented development in the form of Rowhouse Buildings, Duplex Dwellings, Semi-Detached Dwellings and Cottage Housing Clusters;
- accommodates Secondary Suites and Backyard Suites with new and existing residential development;

- provides flexible parcel dimensions and building setbacks that facilitate integration of a diversity of grade-oriented housing over time;
- accommodates site and building design that is adaptable to the functional requirements of evolving household needs.
- The R-CGex district has the same purpose as the R-CG district except that it does not accommodate Secondary or Backyard Suites.

No pre-application meeting was scheduled prior to this re-designation application due to the small increment in density. The North Hill (Highland Park) Community Association will be consulted as this application progresses.