

Applicant Submission

2021 June 8

On behalf of the landowners, ground cubed planning is pleased to submit this application for the Land Use Redesignation of 107 40 Ave NE and 4019 Centre A St NE in the community of Highland Park. The site is within 100m of a future Green Line LRT station, making it a prime location for a higher density Transit Oriented Development (TOD) in line with The City of Calgary's goals for the area.

These parcels are currently designated as R-C2 (Contextual One / Two Dwelling) district, which does not allow for the scale of development needed to support The City's vision and policies anticipated for this location. As a result, we are seeking a redesignation to the M-H1 (Multi-Residential - High Density Low Rise) district.

The M-H1 District will allow for a higher density, multi-residential development that is appropriate for the site's location and context, and align the designation for the site with modern City policies. The M-H1 District allows for a limited amount of commercial development, allowing for potential mixed-use development in the future (should market conditions be favourable). Multiple adjacent parcels surrounding the site have also recently been redesignated to higher scale development districts (specifically M-H1, M-U2, and M-C1); as such, our proposed land use is contextually appropriate.

Prior to submitting this application, we met with the Highland Park Community Association to identify any opportunities or areas of concern with our proposed redesignation. We have also developed a project website to provide additional information to stakeholders, and held an online information session to answer questions and gather feedback from attendees.