

Applicant Submission

2021 September 28

This application proposes to redesignate the parcel 901 Centre Street NW from C-COR2f2.0h12 (Commercial – Corridor 2) to MU-2f4.0h21 (Mixed-Use — Active frontage District).

The subject parcel is a corner lot with an existing 3 storey office building, located on Centre Street NW within walking distance to Chinatown in downtown Calgary. Surrounded by Local Commercial and old bungalows, in the community of Crescent Heights. The lot consists of 0.14366 ha in area. We are seeking a development with a Commercial on grade and residential above. Parking would be provided at grade and accessed from 8 Avenue. Properties surrounded the subject site are single/semi dwellings, and Commercial building along Centre Street.

The proximity are currently mixed commercial uses with the potential of higher density due to the following factors:

- Providing varied housing options focused around a collection of Main Streets
- Providing the opportunity for people to choose to live in close proximity with many transit options within and outside the North Hill Communities
- Opportunities to enhanced public realm along Centre Street; creating a more welcome and attractive place to live, shop and work

Fundamentally this is about the future development for Crescent Heights Community. Current Designated along Centre Street are mixtures of DC, C-Cor zonings, and M-CG. The subject parcel is well situated in the transitional area along Centre Street. While M-U2 allows slightly higher density than the current designation, the rules of the district ensure that development is compatible with current and future developments.

The proposed re-designate meets the goals of the North Hill Local Area plan (LAP). This lot is also further identified within the Municipal Development Plan, part of the Centre Street Urban Corridor and the ongoing Main Street Project initiated by the City of Calgary. Urban Corridor development strongly supports intensification of density and the opportunity to enhanced public realm along a main street.

The Crescent Heights Community Association (CHCA) will be consulted as this application progress.