

Applicant Submission

November 17, 2021

RE: Land Use Re-designation from R-C1 to M-CG 5920 Centre Street NE (Legal Address: Lot 6, BLock 17, Plan 7245 HD)

This application proposes to redesignate the parcel 5920 Centre Street NE R-C1 (residential Contextual One Dwelling District) to M-CG (Multi-Residential Grade Oriented Infill District)

The landowner vision for this property is a development with a 4-unit residential building.

The subject site is a rectangular lot located on Centre Street. We are seeking a development with a 4-unit residential building. The proximity are currently low density buildings with the potential for higher density due to the following factors:

- The subject site is approximately 700m from a proposed Green Line LRT Station.
- This development will provide housing for people who want to live in an older, more established community without the cost of the city-centre communities.
- The subject site is located directly on an Urban Mainstreet that hosts a broad range of housing types.
- Located in close proximity to several existing transit routes in the area.

Fundamentally, this is about the future development of the Thorncliffe Community. Current designations within the community are not as diverse as their neighbouring communities such as Highland Park and Tuxedo Park with the primary Land Use Designation being primarily R-C1. While the proposed M-CG re-designation allows slightly higher density than current designations, the rules of the district ensure that the development is compatible with current and future density developments. When there is a population to support businesses, it is easier for them to move in and provide amenities to the community. This re-designation will allow for future growth in the area and act as a spark to promote additional re-designations in the area that align with the addition of the Green Line LRT.

While there are currently no Local Area Plans (LAP) or Area Redevelopment Plans (ARP) in the Thorncliffe Community, with the addition of the Green Line LRT and the North Hill LAP being in such close proximity, it is clear that the Thorncliffe Community can benefit from the same goals they have in place in their neighbouring community. The Green Line LRT will bring a significant amount of business, foot traffic and new developments to the area and this re-designation will be the beginning of that process. With or without a Policy in place, encouraging a more diverse housing type in an established community, and supporting more effective use of in-place infrastructure will only increase the ability to connect the community to existing local businesses, transit, schools, communal amenities and more. All while maintaining a sense of interconnectivity within the area.