

Applicant Submission

March 16, 2022

RE: Land Use Re-designation From R-C2 to M-CG 116 43 Avenue NE (Legal Address Lot 4, Block 16, Plan 5988 GT)

This application proposes to redesignate the parcel 116 43 Avenue NE (Residential - Contextual One/Two Dwelling District) to M-CG (Multi-family - Contextual Grade-Oriented District)

The landowner vision for the property is a development with a 4-unit residential building with two units facing the front property line and two units facing the rear.

The subject parcel is on a rectangular lot located mid-block on 43rd Avenue just off Centre Street. We are seeking a development with a 4-unit residential building. The proximity is currently low density buildings with significant potential for a higher density due to the following factors:

- The subject site is approximately 300m from a proposed Greenline LRT Station
- This development will provide housing for people who want to live centrally without being directly downtown.
- The subject site is located just off an Urban Mainstreet that promotes a broad range of housing types.
- Located in close proximity to several existing transit routes in the area
- There are several developments in close proximity that indicate significant redevelopment in the area in the coming years

Fundamentally, this is about the future development of the Highland Park Community. Current designations within the community are a mixture of R-C2, R-CG, M-C1, M-U1 etc. However, these zonings are going through significant changes to continue the revitalization of the North Hill Communities. While the proposed M-CG designation will allow for slightly higher density than the current designation, the rules of the district ensure that the development is compatible with current and future density developments. As the ongoing developments continue to pop up, there will be a higher demand for diverse and denser housing opportunities. This redesignation will allow for current and future growth in the area.

The proposed re-designation meets the goals of the North Hill Local Area Plan (LAP). This policy encourages a more diverse housing type in established Calgary communities, more effective use of in-place infrastructure and more compact build forms in locations with direct access to transit, goods and services, schools, communal services and more, while still maintaining a sense of interconnectivity and community