

Applicant Submission

2022 September 26

On behalf of the landowner, please accept this application to redesignate a +/-0.056 hectare site from C-N1 to M-CG75 to allow for:

- multi-residential development
- a maximum building height of 12 meters (an increase from the current maximum of 10 meters)
- a maximum of 4 dwelling units
- the uses listed in the proposed M-CG designation.

The subject site, 516 40 Ave NW, is a mid-block lot along 40 Ave NW-a collector road as identified in the Calgary Transportation Plan (CPT) in the Community of Highwood. The lot is current zoned as C-N1 and occupied by an office converted from a one-storey single detached dwelling. Another C-N1 lot and C-C1 lot exists to the east of the lot. M-C1 lot is directly to the south of the side. The rest surrounding lots are R-C2 lots in the form of single detached or semi-detached houses.

The lot is in very close distance to commercial and recreational establishments along 4 Street NW. And the bus stop is within 40 meters along 40 Ave or 150 meters from bus stop along 4 Street NW.

Policy Alignment

The subject parcel is located within the Residential-Developed-Inner City area of the Municipal Development Plan. The applicable policies encourage redevelopment of inner-city communities that is similar in scale and built form to existing development, including a mix of housing such as townhouses and row housing. The Municipal Development Plan also calls for a modest intensification of the inner city, an area serviced by existing infrastructure, public amenities and transit. The proposal is in keeping with the relevant policies of the MDP as the rules of the M-CG provide for development forms that may be sensitive to existing residential development in terms of height, built form and density.

We ask the city to support our application based on the reasons listed above. In addition, the site also meets most of the criteria for Multi-Residential Infill including:

- within 400 meters of a transit stop
- on a collector or higher standard roadway on at least one frontage
- direct lane access
- along or in close proximity to and existing or planned corridor or activity centres
- adjacent to existing or planned non-residential development or multi-unit development.