

Applicant's Submission

This application is for a proposed Land Use Redesignation in the Community of Tuxedo Park, from R-C2 (Residential - Contextual One/Two Dwelling District) to MU-1f4.0h23 (Mixed Use - General District) to accommodate a six-storey mixed use development.

The site is located on the east side of Centre Street North, within a two block area consisting of primarily mid-century bungalows. Immediately to the north of 32 Avenue NE, in the Community of Highland Park, Centre Street transitions to multi-residential development, and south of 30 Avenue NE to corridor commercial.

The subject site is identified within the existing North Hill ARP as a low-density area transitioning to higher densities to the south. This location is further identified within the Municipal Development Plan within the Centre Street Urban Corridor and is part of the active and ongoing Main Streets project. Urban Corridor development strongly supports intensification of density and employment opportunities, with the highest densities fronting directly onto the corridor. It further encourages diversity of housing types, including mixed-use developments to attract a broad range of the population. Centre Street is currently well served by frequent bus service and will be located within three blocks of a planned future Green Line LRT station.

This application is intended to support development of approximately 33 affordable inner city micro-units with limited parking and commercial opportunities on the main floor, with a focus on a young minimalist demographic. Minimal provision of parking will encourage transit use and alternative modes of transportation such as walking, cycling and rideshare accommodation.

This type of development will contribute to achieving appropriate density along Centre Street, providing unique housing opportunities and increasing focus on alternative modes of transportation. Given that this proposal supports the objectives of the Municipal Development Plan and the Calgary Transportation Plan, we would respectfully request your support of this application.