

Applicant Submission

March 8, 2023

RE: Land Use Re-designation from R-C2 to M-CG; 137 32nd Avenue NE (LOTS 38-40, BLOCK 65, PLAN 2617AG)

Dear File Manager (Lisette Burga Ghersi) and CPC Team,

This application proposes to re-designate the parcel 137 32nd Avenue NE from R-C2 (Residential-Contextual One/Two Dwelling District) to a M-CG (Multi Residential - Contextual Grade Oriented District)-(M-CGd50).

The land owner wishes to utilize the lot to build 4 units. They are hoping to turn the old single family house at the end of its life cycle into a more usable building form that revitalizes the parcel and promotes denser communities. After discussions, k5 Designs and the client have decided to formally proceed with the City's suggestion of a density modifier of d50, instead of the standard d111.

The subject parcel is a middle lot, located on the 32 Avenue NE. Surrounded by semi-detached and single low density buildings, in the community of Tuxedo Park. The lot consists of 0.0897ha in area. We are seeking a development with a 4-unit residential building. Two unit facing 32nd Avenue NE and two unit facing the rear lane. Parking would be provided at grade within the property at the rear lane. Properties surrounded the subject site are single/semi dwellings, Mixed-Use Residential, and Commercial building along Centre St. N (Main Street Corridor). The proximity are currently low density buildings with the potential of higher density due to the following factors.

- Centre Street N (Main Street Corridor) is well within walking distance.
- Located approximately 300m to the West are multi-residential and commercial development.
- Multiple Buses serve the area including the 300/301 North/South BRT.
- The subject site is approximately 300 metres from the future 28 Avenue Green Line LRT Station.
- Making efficient use of the available block of lots near major a transportation corridor to enhance the pedestrian realm.
- Helps to diversify housing types and demographics of people in the inner-city communities who want to live near but not in downtown.
- Incentivize alternative methods of transportation with nearby bike routes and wide assortment of current/future transit availability.

Fundamentally this is about the future development for Centre Street N (Main Street Corridor). Current designations along Centre Street are mixtures of M-C1, M-C2, M-X1, M-X2, DC, C-COR, M-U1, M-U2, M-CG, R-C2 and C-N1. The subject parcel is well situated in the transitional area along Centre Street N and the community behind it. While M-CG allows slightly higher density than the current designation, the rules of the district ensure that development is compatible with current and future low-medium density residential developments.

The proposed re-designation meet the primary goals of the North Hill Communities LAP. This City policy encourages more housing options in established and central Calgary communities, more efficient use of infrastructure, and more compact built forms in locations with direct easy access to transit, shopping, schools and other community services.

Land Use Bylaw for the M-CG district as follows:

- Multi-Residential - Contextual Grade Oriented District is intended to apply to the Developed Area
- Development that will typically have higher numbers of Dwelling Units and traffic generation than low density residential dwellings
- Development designed to provide some or all units with direct access to grade
- Development in a variety of forms, low height and low density allows for varied building height and front setback areas in a manner that reflects the immediate context, intended to be in close proximity or adjacent to low density residential development
- Development provides outdoor space for social interaction and provides landscaping to complement the design of the development

No pre-application meeting was scheduled prior to this re-designation application due to the small increment in density. The Tuxedo Park Community Association has been consulted and k5 Designs is currently in discussions with them in regards to their concerns.