

Applicant Submission

Company Name (if applicable):

K5 Designs

Applicant's Name:

Kendra Thiessen

Date:

January 4th, 2022

LOC Number (office use only):

RE: Land Use Redesignation from R-C2 to M-CG with a density modifier of 75 units per hectare. 4320 Centre A Street NE (Legal Address: Lot 5, Block 17, Plan 5988 GT)

This application proposes to redesignate the parcel 4320 Centre A Street NE R-C2 (Residential-Contextual One/Two Dwelling District) to M-CG (Multi-Residential - Contextual Grade-Oriented)

It is our objective to submit a Concurrent Development Permit with this Land-Use Application to demonstrate our intent with the design of the building as well as to mitigate any issues or concerns that may be brought up by any affected parties. Our expected date of submission is the week of January 17-21

The landowner vision for this property is a development with a 4-unit residential building. The inclusion of a Density Modifier of 75 units per hectare to the M-CG zoning will limit the amount of units permitted on the lot, which will allow for cohesive design that is integrated into the existing streetscape.

The subject site is a rectangular lot located mid-block on Centre A Street. We are seeking a development with a 4-unit residential building with two units to be facing the street, and two units facing the rear lane. The proximity is currently low-density buildings with the potential for 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 individuals or families who want to live centrally without behind directly downtown.
- The subject site is located just off an Urban Mainstreet that promotes a broad range of housing types and businesses.
- The site is located in close proximity to several existing transit routes in the area.

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 and M-C1 zonings and more. While the proposed M-CG Redesignation allows for a slightly increased density than the current designation, the bylaws in place, as well as the proposed density modifier ensure that the development is compatible with the current and future density developments. This land use amendment will allow for future growth in the area when the Greenline LRT is completed and more businesses begin to develop in the area.

The proposed redesignation meets the goals of North Hill Local Area Plan (LAP). This policy encourages a more diverse housing type in an established and central Calgary Community, more effective use of in-place infrastructure and a more compact build form in a location with direct access to goods and services, schools, communal amenities and more, all while still maintaining a sense of interconnectivity and a cohesive streetscape.