

Applicant Submission

Date:

MAR 20, 2023

Referring to Map 4 (Building Scale) of the North Hill Communities Local Area Plan (LAR) the subject parcel at 328 29 AVE NE is located in a Low-Modified building scale (up to 4 storeys). This gives building typology options such as apartments, stacked townhouses and mixed use, as described in the LAP. We are hoping to achieve a density of 8 units on this parcel and can imagine interesting building forms that would suite the neighbourhood while maximizing exposure to natural light, as recommended. The subject parcel is located a couple of parcels away from Edmonton Trail NE (Urban Main Street), which is intended to be lined with 6-storey development, according to Map 4 (LAR). Being adjacent to the lane opposite this potential development creating architecture to slowly bring the scale down is critical as a strategy for developing this site. As per Map 3 (LAR) this parcel is also coded as Neighbourhood Local, meaning the community should consist of primarily residential uses that "support a range and mix of housing types, unit structures and forms." (LAR, p39) These forms "may include a range of work-live units or home-based businesses." (LAR, p39).

Another important aspect to consider is regarding the proposed Green Line station located at 29 AVE N & Centre ST N, as per Figure 14 (LAR, p72). The subject parcel will be located in the "transit station area" and will be less than a three block walk away.

This parcel can be re-imagined into one that fits well with the City of Calgary's vision for the North Hill Communities.

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