

Applicant Submission

Applicant's Submission

Company Name (if applicable):

K5 Designs

LOC Number (office use only):

Applicant's Name:

Kendra Thiessen

Date:

July 6, 2023

RE: Land Use Redesignation from R-C2 to R-CG; 4216 2 Street NW (Lot 2, Block 8, Plan 6482GN)

Dear File Manager and CPAC Team,

This application proposes to redesignate the parcel at 4216 2 Street NW from R-C2 (Residential - Contextual One/Two Dwelling District) to R-CG (Residential - Grade-Oriented Infill District)

The land owner wishes to utilize the lot to build 4 units with secondary suites. They are hoping to turn the dated, single family house at the end of its life cycle into a more diverse housing development that revitalizes the parcel and promotes denser communities.

The subject parcel is a mid-block lot located on 2nd Street NW. Surrounded by semi-detached and single family houses in the community of Highland Park. The lot consists of 0.055743ha in area. We are seeking a development with a 4-unit residential building with secondary suites. Two units will face 2nd Street NW and two units facing the rear lan. Parking will be provided at grade within the property with access via the rear lane. Properties surrounding the subject site are primarily single/semi-detached dwellings, Mixed Use Residential and Commercial buildings along Centre Street 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 within walking distance
- Located less than 300m from several commercial developments
- Multiple buses serve the area including the 300/302 North/South BRT
- The subject site is approximately 400m from the nearest proposed Greenline LRT Station
- Making efficient use of the available block of lots near a major transportation corridor to enhance the pedestrian realm
- Creating a welcome gate into the city by redeveloping with updated buildings improving public space
- Provides housing for people who want to live near downtown but not directly downtown.

At its core, this is about the future development for Centre Street and the North Hill Communities. Current Designations along Centre Street and 40th Avenue are a mixture of MU-1, MC-1, C-O, C-N1, R-CG, M-CG, and R-C2. The subject parcel is situated in a unique area where the opportunities to grow are plentiful with the greenline LRT development in the years to come. R-CG offers a modest increase in density that ensures the development is compatible with current and future low-medium density residential developments.

The proposed redesignation meets the goals of the Municipal Development Plan. This City policy encourages more housing options in established and central Calgary Communities, more efficient use of existing infrastructure and more compact build forms in locations with direct and easy access to transit, shopping, schools and other community services.

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