

Applicant Submission



Tony Casola Architect Ltd. Hans Koppe Architect Ltd.
1410, 1 Street SW, Calgary, Alberta, T2R 0V8
Ph: 403 287-9960 Fax: 403 287-9962

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Planning Rationale/Applicant Submission – Centre Street NW Apartments

Land Use Redesignation from low density to medium density (MU-1) LOC2024-0064
3103 to 3119 Centre ST NW Calgary

This is a revised letter for an amended application that better aligns with the approved policy outline in the North Hill Communities Local Area Plan:

- Housing Crisis. This project will inject more housing in a transit friendly area. The proximity to Centre Street North makes this an ideal location for multi-family development, with minimum impact on transportation flow. We are moving away from exclusionary zoning and toward a more complete neighbourhood.
- The project resides along Centre Street North, is recognized as an Urban Main Street and Transit-oriented development, which asks for a minimum of 200 residents/jobs per hectare. Considering its immediate proximity to the future green line LRT, the active frontage areas should support a range of active uses.
- As per the North Hill Communities Local Area Plan, the site is recognized as a Neighbourhood Commercial urban form and is subject to a low to mid building scale of six to twelve storeys. As the urban form is described, the programming is intended to be a mix of multi-family residential with at-grade commercial near activity centers and public transit. Our application has now been amended to allow only up to 6 storeys in North of the lane, and 12 Storeys South of the lane.
- The subject site is located within the Developed Residential Inner-City area in the Municipal Development Plan and is consistent with the intensification and character of the neighbourhood.
- Climate Crisis – Densification in well connected regions provides a small footprint compared to low density housing on the periphery of the City. This, coupled with reduction of vehicular use, and strict energy use policy and codes means we are meeting the crisis head on.
- The Project falls within the guiding policy of the MDP.

It should be noted that the application is for land use only, and although we do not have developed design for a future development permit application, we have done enough work to establish that we can put two buildings on a phased parkade, allowing for the continues occupancy of the commercial tenant on the South parcel, while building out the lower density North portion of the parcel. This also provides separation between the two buildings, minimizing some of the impact to the neighbours nearby.

Yours truly,

A handwritten signature in black ink, appearing to be 'J. Koppe'.

Casola Koppe Architects

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