

# Applicant Submission

March 28, 2025

5024 CENTRE ST N  
Thorncliffe/Greenview Community  
Sheet 3N  
LOT 10, BLOCK 1, PLAN 6343GT  
FROM C-N2 TO M-X2

On behalf of GFK Consulting Inc, we seek the city's support to redesignate, a 0.092-hectare/0.23-acre± parcel in the Thorncliffe/Greenview community, from C-N2 (Commercial – Neighbourhood 2 District) to M-X2 (Multi-Residential – Medium Profile Support Commercial District), to accommodate one four-storey building with one level for retail uses, three levels for residential apartments, and underground parking.

Existing surrounding land uses vary and include RC-G to the north and east, and C-N2 to the south and west. Public open space exists to the north, about 150 metres. Transit is readily available on Centre Street N, with the northbound stop located at the property. The future Green Line will be available, with the McKnight Blvd Station located approximately 490 metres directly north of the property.

The current C-N2 land use designation is generally designed for up to two storeys in height, or 10 metres, and the proposed M-X2 designation is intended for four storeys or 16 metres. Mixed use development is considered the epitome of urban living: residents can seek some of their daily shopping needs, and possibly employment, within the same geographic location as they reside.

Public engagement will include a mailout to the residential cell located immediately to the east, on Thorncrest Road NE, Centre Street N, and Centre A Street NE, as well as a meeting with interested neighbours and the Community Association.

GFK Consulting is confident that the proposed redesignation will be a valued addition to the vibrancy of the Thorncliffe/Greenview community and seeks Administration's, Calgary Planning Commission's, and City Council's support.

28 March 2025