

Applicant Submission

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Proposed Land Use Change Applicant Summary

Project Location: 1914, 1918 Centre ST N

Existing Land Use: Direct Control District 6Z2000 (Based on C-2(12) General Commercial District of Land Use Bylaw 2P80)

Proposed Land Use: Mixed Use - Active Frontage (MU-2f4.3h24) District

APPLICATION SUMMARY

On behalf of 2517193 Alberta Ltd. in collaboration with M2SC, CivicWorks has made a Land Use Redesignation (rezoning) application to transition the properties at 1914 and 1918 Centre ST N from the existing Direct Control District (6Z2000) to the Mixed Use - Active Frontage (MU-2) District with custom modifiers limiting the floor area ratio to a maximum of 4.3 and a maximum building height of 24 metres.

The proposed land use change and development vision will enable a 6-storey mixed use development with 67 purpose-built rental homes and four ground floor commercial units. The development vision includes a range of home sizes from one to three-bedrooms within a transit-oriented area served by a number of nearby amenities including grocery stores, outdoor recreation, parks, and variety of commercial good and services to meet residents' daily needs.

WHAT IS PROPOSED?

A 6-storey mixed-use development is proposed. A summary of key project details is included below:

Building Height: 6 storeys

Floor Area Ratio: 4.3

Homes: 67 units total (Mix of one, two, and three-bedroom units)

Commercial: 4 commercial units on the ground floor

Vehicle Parking Stalls: 25 stalls (19 Residential and 6 Visitor)

Bicycle Stalls: 76 Class-1 Bicycle Stalls & 7 Class-2 Bicycle Stalls

To provide The City of Calgary, surrounding area residents and the general public with additional information about the proposed development vision, the project team has prepared preliminary plans and concept drawings that will be made available for those who request them as well as shared broadly through various outreach channels in the coming weeks.

These preliminary plans and concept drawings are informed by an associated Development Permit (DP) application that will be submitted by the project team in the coming weeks, which will be reviewed for completeness by The City of Calgary and available to surrounding area residents and the broader public for additional review and comment.

PROJECT SITE CHARACTERISTICS

The proposed development vision is well-suited to the project site given its lot characteristics, strategic location, and the character and scale of surrounding area development:

Corner Lot: The proposed development vision orients commercial entrances to Centre ST N and the main residential entrance on 19 AV NE.

Rear Lane Access: The project site has rear lane access for all vehicle movements, eliminating the need for driveway cuts and

creating an uninterrupted and pedestrian-friendly streetscape. Sites with direct lane access minimize the impact of vehicles on adjacent streets and sidewalks and also allow for organized waste and recycling collection from the lane.

Higher Activity Street: The project site has frontage to Centre ST N, a higher order Urban Boulevard that connects surrounding area communities and generally sees higher levels of vehicle, cyclist and pedestrian activity.

Transit-Oriented Development: The project site is immediately adjacent to a stop for route 3 providing frequent bus service and within 220m of Route 300 and 301 BRT Centre ST N, along with several other routes along the Primary Transit Network. The availability of various transit route options within easy walking distance of the project site provides access to key local and regional destinations, and supports vehicle-reduced and vehicle-free lifestyles.

Activity Centre & Main Street Adjacency: The project site is located within the Centre Street N Urban Main Street, and nearby to the Edmonton TR NE and 16 AV N Urban Main Streets, municipally-identified corridors providing local area residents with easy access to local goods and services.

Nearby Open Spaces & Community Amenities: The subject site is within a ten minute (800m) walk of numerous community amenities including several schools, Munro Park, Balmoral Circus Park, Edmonton TR NE and 16 AV NE and Centre ST Main Streets.

Nearby Multi-Unit Development: The project site is located in proximity to other proposed or approved mixed use and multi-residential developments, including:

- 2308 CENTRE ST N: Existing 4-storey mixed use building with 26 units
- 2110 CENTRE ST N: Existing 5-storey mixed use building with 69 units (including live work)
- 115 19 AV NE: Existing 3-storey residential building with 25 units (adjacent to subject site)
- 121 21 AV NE: Proposed 5-storey multi-residential building with 60 units

The development vision aligns with the surrounding area's scale and supports the intended intensity envisioned for the 16 Avenue N Station Area of the NHCLAP, where a range of multi-residential and mixed-use forms between 6 and 12 storeys are anticipated.

ALIGNMENT WITH CALGARY'S GROWTH PLANS

Through contemporary city-wide plans, The City of Calgary has placed policy priority on building complete and resilient communities that make sustainable and efficient use of limited resources like land, energy, infrastructure, services and municipal funding capital. These contemporary realities and their implications are directly reflected in the city-wide policies of the *Municipal Development Plan (MDP)*, the *Calgary Transportation Plan (CTP)* and associated implementation plans like the non-statutory *Guide for Local Area Planning*. This proposed change is consistent with the city-wide goals and policies of these plans, which encourage: the development of innovative and varied housing options in established communities; more efficient use of infrastructure; and more compact built forms in locations with direct and easy access to transit, shopping, schools and other community services.

ALIGNMENT WITH LOCAL AREA PLANS

The project site is located within the boundary of the North Hill Communities Local, Area Plan (LAP), and falls within the "Neighbourhood Commercial" with Active Frontage LAP Urban Form category and "Mid (Up to 12 Storeys)" LAP Building Scale category, allowing for future mixed use development of up to 12 storeys. The proposed land use change and forthcoming development vision are fully aligned with local area policy and no amendments to the plan are required.

APPLICANT-LED OUTREACH

We are committed to being good neighbours and hosting open, honest conversations within the communities we work. As part of our Applicant-led outreach process, and in addition to standard City of Calgary requirements, we provide local area organizations, surrounding area residents and broader community with multi-channel opportunities to learn more about a proposed change and share feedback directly with the project team, all while maintaining respectful and transparent dialogue about housing choice in our city.

This application is supported by a dedicated phone line and email inbox for public questions and comments, along with custom on-site signage and detailed project information brochures hand delivered to residents living within 200m of the project site. Key application materials are also shared directly with the local area Ward Councillor's Office and Community Associations, with opportunities to share feedback, find out more about the project or meet with the project team as helpful.

As our outreach process draws to a close and we approach key decision points in the application process, an *Applicant-led Outreach Summary* will be shared with community groups and The City, and any member of the public who requests it. The *Applicant-led Outreach Summary* highlights the outreach strategies used throughout the application process, what we heard, and how we responded.

CITY OF CALGARY NOTICE & OUTREACH REQUIREMENTS

In addition to the Applicant-led outreach process, all land use change and development applications are subject to standard City of Calgary notice and outreach requirements:

1. City of Calgary notice letters are sent to directly affected adjacent property owners, with key application information and contact details for the City of Calgary File Manager and the Applicant.
2. Application materials submitted to the City of Calgary are circulated to the local Community Association and Ward Councillor's Office for review and comment.
3. Standard large-format City of Calgary application notice signage is posted on site by the Applicant, with key application information and contact details for the City of Calgary File Manager and the Applicant.