

Applicant's Submission

July 10, 2019

This application proposes the redesignation of a parcel in the community of Hillhurst to accommodate an office for Maillot Homes. The subject site is located at 1187 Kensington Crescent NW. The parcel is currently designated M-CGd72 Multi-Residential - Contextual Ground Oriented.

We are proposing a redesignation to a Direct Control District based in M-CGd72 Multi-Residential - Contextual Ground Oriented with the addition of office uses to accommodate the office development on the site. The long term highest and best use of the site is for consolidation with the properties to the west for redevelopment of multi-family residential uses. The direct control district will allow the existing single-detached dwelling to be converted until such time as the site is consolidated and redeveloped.

A Development Permit application will not be submitted concurrently with the land use application but is planned to be submitted while the application is under review. The development proposal includes interior and exterior improvement and the replacement of the garage to a parking area. The parking area will consist of two parking stalls with two tandem stalls for a total of four.

We believe the application should be supported for the following reasons:

- The application meets the intent of the MDP which identifies this area as appropriate intensification and compatibility.
- The policies of the Area Redevelopment Plan are not applicable.
- The existing single-detached can be converted until such time as redevelopment can occur in the area.
- The use of the site can revert to the M-CGd72 permitted and discretionary uses once the single-detached dwelling is demolished.