

Applicant's Submission

Feb 15, 2019

The applicant is proposing this land use amendment to redesignate the parcels located at 534, 540 and 542 23 Avenue NW from R-C2 to M-C2 District to accommodate a multi-residential redevelopment on the sites.

There are a mix of land use districts in the area including commercial, low-density residential, multi-residential and special purpose. The commercial corridor of 4 Street NW is located one block to the east. The property directly north was redesignated to M-C2 in 2016 (LOC2015-0217).

Multi-residential development is consistent with the character of the community and the proximity of the sites to the 4 Street NW corridor which has a high intensity of residential and commercial properties.

Transit access to the site is excellent. Routes 2 (Downtown West/Market Mall) and 404 (Dalhousie/Lion's Park) are available approximately 120m and 64m from the subject parcel. These routes serve the surrounding community and have direct access to downtown and nearby LRT Stations.

The subject sites are approximately 850m from a future planned LRT Station on Centre Street, a walking distance of 12 minutes. The Area Redevelopment Plan (ARP) does specifically identify these sites in the Blue Pages of Supporting Information. Identified as Site 62, in the ARP it is noted that these properties could be redeveloped as multi-dwelling units. However, a minor amendment to the ARP is necessary to acknowledge medium density multi-residential land use for the subject properties.

The subject sites are located within the Neighbourhood Main Streets area of the MDP.

The proposed amendment is to allow for the site to be developed with higher density multi-residential development that is transit-oriented and is in keeping with the MDP policies, and other applicable planning policies.

The M-C2 District will allow for redevelopment of the sites well served by transit and within the Neighbourhood Main Street:

- Transit access to the site is excellent with 3 routes available within 400m of the subject sites
- The M-C2 designation fits with the immediate land use context which includes a number of multi-residential, commercial and some low density residential properties
- The M-C2 district is intended to be located in close proximity to low density residential development and transportation corridors
- The policies of the MDP support sensitive densification within established areas and offering a variety of housing types to meet the needs of communities
- The ARP does identify these sites as appropriate for redevelopment and redesignation
- The subject sites are less than 1 block from the 4 Street NW main street
- The public engagement completed to date has not revealed any significant concerns with the proposal

The applicant respectfully requests your support for the proposed land use redesignation.