Applicant Submission

Resubmitted November 15, 2019

This application is for a proposed Land Use Redesignation in the Community of Westgate, from Residential – Contextual One Dwelling (R-C1) to Mixed Use – General (MU-1f3.5h17) to accommodate a four-storey mixed use development.

The site is located at 1703, 1707 and 1711 – 47 Street SW and has a total area of approximately 0.39 acres. Two of the three parcels are currently occupied by single-family homes, and the third is vacant. The subject site is located directly West across 47 Street SW from the 45th Street LRT station and the Alberta Motor Association. The LRT tracks are immediately adjacent to the South, and development to the North and West is primarily low density residential, with pockets of multi-residential, commercial and special-purpose designations further to the West and Northeast.

While there is currently no local-level planning policy in place, the parcels are identified within the Municipal Development Plan as within the Developed Established area. They are further identified within the 45 Street LRT Station Area in the West LRT Land Use Study within an area of medium density. While the 45 Street LRT station is not earmarked for major Transit Oriented Development, and no station area plan exists, the study concludes that four to six storeys of mixed-use development including residential, office and main floor retail is appropriate in the station area. These sites are ideally located to provide reasonable density, with the subject parcels located on a corner in direct proximity to the LRT station and near the 17 Avenue SW Neighbourhood Corridor.

The intent of this application is to accommodate a four-storey mixed use development, with local commercial at grade and medical and residential above.

Given that the intended development supports the goals of the Municipal Development Plan, is in alignment with the West LRT Land Use Study and is ideally located to support the existing LRT station and its patrons, we would respectfully request your support of this application.