

## Applicant's Submission

July 19, 2019

This application seeks to redesignate the parcel located at 4111 1 Street NE in the community of Highland Park (the "subject site") from the R-C2 District to the M-H1 District. The subject site is an undeveloped property located within approximately 100 metres of the future 40 Avenue N Green Line LRT station. As such, the site is a candidate for transit-oriented development (TOD), but its current R-C2 designation does not allow for TOD at the scale The City's policies would anticipate for such a location.

The M-H1 District will allow for higher-density, multi-residential development on the site that is appropriate for the site's context and aligned to modern City policies. The landowner intends to develop the site with a multi-residential, street-oriented development with a maximum height of 26 metres and a maximum FAR of 4.0. The M-H1 District allows for a limited amount of commercial development, thus allowing for mixed-use development in the future (should market conditions be favourable). The potential for incorporating Live/Work units along the site's 1 Street NE frontage will also be considered at the Development Permit stage.

The applicant met with the Highland Park Community Association in May 2019 to discuss the potential application and gather early feedback. Following this meeting, the applicant revised its concept accordingly.

The proposed land use redesignation will allow for development that is contextually appropriate for the subject site and that takes advantage of its proximity to existing and future transit. The application is in keeping with TOD objectives and complies with the policies of the MDP and other applicable planning policies. Importantly, the proposed land use redesignation is also in alignment with the results of the 2016 "40 Avenue N Transit Oriented Design Workshop," which identified the subject site as being part of a "focus area" for higher-density development.

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