

Applicant's Submission

December 10, 2019

We are pleased to submit a Land Use Amendment Application for the above mentioned parcel in order to allow for additional commercial retail space at grade in the Dominion Phase 2 project. The approval of this amendment will enable the retail shopping frontage to extend from St. Matthew's Square, 9th Street and McDougall in Phase 1 all the way down to McDougall Rd. NE and 9A Street NE in Phase 2. The residential lobby entrance will be adjusted with access off of 9A Street NE and the at grade live-work units will be replaced with modestly sized retail bays to activate and enhance the shopping experience along the McDougall and 9A Street frontages. The proposed retail facades will provide a strong definition and natural surveillance of street activities throughout the day. To achieve this, the podium building face will extend outward to within 1 m of the property line (The existing approved design has residential facades setback 4.5m from the property line). The new commercial frontage will also provide increased security and natural surveillance for McDougall Park across the street. We are confident that this enhancement will provide an overall improvement to the public realm around the perimeter of the development. Furthermore, it will also ensure that both the phase 1 and phase 2 tower podiums are consistent and cohesive in terms of function, appearance, and overall aesthetics. In order to accommodate this amendment and ensure the viability of this new retail space, additional gross floor area will need to be added to the existing land-use. This will allow for retail bays that meet the MU-1 bylaw, are appropriate sized for retail tenants to successfully operate and are designed to match the first phase of the Dominion retail. In order to successfully integrate the retail into phase 2 the approved 5.3 FAR in the existing MU-1 bylaw will need to be increased to 5.6.

We have appreciated the time taken by the BRCA and its residents in providing feedback for the successful execution of the Dominion project to date. We have also approached the BRCA regarding this land use amendment and received positive feedback with respect to integrating additional retail to Phase 2 and making this change will ultimately arrive at a better development that will provide lasting benefits to all stakeholders.