

Applicant Submission

November 1, 2019

Land Use Redesignation from Multi-Residential Medium Profile District (M-C2) to a Mixed Use 1 – General District (MU-1): 1007 17 Avenue NW.

On behalf of Landstar Development Corporation, QuantumPlace Developments is pleased to submit this application to redesignate the land at 1007 17 Avenue NW. The subject site consists of an existing single-detached home that was built in the 1940's. This application seeks to redesignate the property to accommodate a mixed-use building with commercial uses at-grade along 10 Street NW, with residential uses along 17 Avenue. This application will apply the same land use designation that is being applied for in an ongoing land use redesignation application currently under review (LOC2019-0087) and proceeding to Council on November 16, 2019.

[Note: LOC2019-0087 has since been approved by Council.] This new application will allow for the last remaining parcel to be designated the same land use as other parcels on the block.

Existing Land Use District: The subject site is currently designated as Multi-Residential Medium Profile District (M-C2).

New Land Use District: The applicant is proposing a Mixed Use 1 – General District (MU-1) with an amendment to the local Area Redevelopment Plan (ARP) to allow for a height of 29-metres and a FAR of 3.5. The MU-1 district allows both commercial and residential uses at-grade in a mixed-use building.

The applicant is seeking an MU-1 district due to the unique context of the site. Located on 17th Avenue and 9th Street NW, the subject site is part of a lot assembly that is situated near the key intersection of 10 Street and 16 Avenue NW, and is directly across from SAIT & ACAD. The site's proximity to SAIT, U of C, and ACAD makes it an excellent location for a student housing residence with retail at-grade along 10 Street NW. The subject site has direct access to Downtown via 10 Street NW, and has great crosstown access via 16 Avenue North. Transit connections include numerous bus routes including the MAX Orange line, and the SAIT/ACAD/Jubilee LRT Station within walking distance. A key north-south bicycle lane is also located directly on 10th Street NW. There are also a variety of nearby retail offerings including banks, pubs, cafes, restaurants, fast food, and grocery stores.

In June 2019, QuantumPlace Developments, on behalf of Landstar Development Corporation (LDC) submitted a land use redesignation application for the 7 single family lots to the immediate east of the subject parcel, which comprise the remaining lots along 17th Avenue between 9th Street and 10th Street NW. That application is currently scheduled to be presented to Council on November 16, 2019 (LOC2019-0087).

Planning Rationale

The subject parcel is identified as Inner-City Area within the Municipal Development Plan (MDP). The MDP specifies that Inner-City Areas should focus higher density and a mixture of uses along main streets. The applicant's intent is to build a student-focused, purpose-built rental building with active retail uses at-grade along 10 Street NW. Locating commercial uses along 10 Street NW creates walkable amenities for those in the building and appropriately treats 10 Street NW as an active edge between the communities of Mount Pleasant and Capitol Hill. The subject site is an appropriate location for a mixed-use, rental building of this scale due to its important inner-city location along a key main street, proximity to transit, and location near multiple post-secondary institutions.

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Conclusion: This application for a land use redesignation provides a unique opportunity to add housing at a key activity node at 10 Street and 16 Avenue NW. Over the past decade, many multi-unit residential developments have been constructed along 17 Avenue North, and we feel this application is appropriate in its context to its surroundings and fits the natural evolution of the community. The unique location of the site, with its close proximity to SAIT/ACAD Campus, provides an ideal opportunity to add density and activate the pedestrian realm along 10 Street NW in alignment with City objectives outlined in the MDP. The treatment of 10 Street NW as an active edge reinforces its status as a prominent inner-city street, and could be the catalyst for similar high-quality developments in this important activity node.