

Applicant's Submission

February 11, 2020

RE: Land Use Re-designation from R-C2 to M-CG (d75); 204 40 Ave. NW
(Lot 11, Block 3, Plan 5422GK)

This application proposes to re-designate the parcel 204 40 Ave. NW from R-C2 (Low Density Residential Districts) to a M-CG (d75) (Multi Residential - Contextual Grade Oriented District).

The subject parcel is a corner lot located on the busy 40 Ave NW and 1st Street NW. in the community of Highland Park, and consists of 0.0557ha in area. We are want a development with a four-unit multi-residential building with doors facing 1st Street NW, and the option for Live Work Units. This will provide the flexibility to use the main floor area or 50% of the gross floor area of the dwelling unit as a studio or office. Parking would be provided at grade within the property at the rear lane.

East of the site, flanked by 1st street are all designated M-C1. While M-CG (d75) does allow slightly higher density than the current designation, the rules of the district ensure that development is compatible and be sensitive to the existing surrounding neighbors.

The site in question demonstrate a number of characteristics that is appropriate for M-CG (d75) zoning.

- Corner lot which allows a development to enhance the neighborhoods streetscape by addressing both 40 Ave NW and 1st Street NW with grade orientated dwelling unit entrances
- Within 100m radius to Center Street that is designated as an Urban Corridor
- Close proximity to Transit, within 50m radius to a bus stop, also within 100m of the Future Greenline station
- Adjacent to M-C1 zoning
- Close proximity to School. 5 minute walk to James Folwer High School and Buchanan School
- Close proximity to restaurants and business along 40 Ave NW

The proposed land use fundamentally meets the goals of the Municipal Development Plan (MDP). This City policy encourages more housing options in established communities, more efficient use of infrastructure, and more compact built forms in locations with direct easy access to transit, shopping, schools and other community services.

City planner was consulted prior to this land use re-designation application. The Highland Park Community Association will be consulted as this application progress.