

Applicant Submission

2020 April 20

On behalf of Copez Properties, this application proposes to redesignate Block 38 in the community of East Village bounded by 6 Avenue to the North, Riverfront Lane to the west, 7 Avenue to the South and 5 Street to the east, from Centre City East Village Integrated Residential District (CC-EIR) and Centre City East Village Primarily Residential District (CC-EPR) to a Direct Control (DC) district based on the Centre City East Village Integrated Residential District (CC-EIR). The proposed land use district implements the policy direction for the site as set out in the East Village Area Redevelopment Plan (ARP) and the Municipal Development Plan. Consistent with the ARP, the proposed land use allows a maximum FAR of 8 and designates the site as a Mixed-Use-High Density area within the 'Hub Overlay' which supports a higher concentration of commercial uses and active uses at grade and encourages uses that generate activity throughout the day and evening. As per ARP guidance, the proposed land use includes a bonus density mechanism to achieve density between 7 and 8 FAR. Subject to the DP process, the intent is to provide an enhanced public realm to the community through on-site art pieces, unique gathering spaces, enhanced finishes, and other design elements. This application for redesignation to a DC district does not ask for additional variances outside of current Central City allowances.

The redevelopment of the site will help achieve many of the policies and design guidance set out in the East Village ARP. The comprehensive redevelopment of the site into mid and high-rise mixed use buildings will provide the opportunity for increased intensity adjacent to transit, local shops and services, and the downtown. The redevelopment of the site will also contribute to the improvement of the community's public realm as the master plan accommodates a strong urban street wall and significant through-block pedestrian mews. The concept for the master plan combines an activated urban street wall along the perimeter of the site with a softer inner courtyard mews. The combination of the two will provide a unique juxtaposition between the highly pedestrian orientated street edges with the elegant, reflective publicly accessible interior landscaped space.

The developer will be purchasing the laneway that bisects the block and will consolidate the total block into one title. It is this intent that partially triggered the need for a land use amendment. Through the incorporation of the Laneway into the property there is the intent to take advantage of the density and create an opportunity to develop an interior courtyard consistent with the intent of the East Village ARP. Without this application the laneway would remain a utilitarian access point as opposed to the exciting courtyard space as proposed. The developer has worked extensively with CMLC in developing this application and CMLC is supportive of the Land Use Amendment and the Development Permit application.