

Applicant Submission

July 20, 2020

The subject property is a corner lot on 17th Ave and 50th street NW. The block is primarily R-C1 with a church on the same block face, but on the opposite corner. Across 17th ave the lots are primarily R-C2 with one being DC.

It is a laned lot with a fire hydrant on 17th Ave restricting parking in front of the lot and has a driveway crossing onto 50th street through the boulevard. There are older trees on the lot and a large hedge which block the visibility triangle for corner traffic. Directly across 17th ave is a service station and across 50th Street is an EMS ambulance facility and light commercial. Across Bowness road is a Safeway, DQ, and strip malls. The site is in close proximity to Bowness road, Highway 1 (16th ave) and major bus routes. The area is in a high transition mode with a diversity of developments in and around the subject site.

The proposal is to rezone from R-C1 to R-CG. The density under R-CG could include up to 4 units which would be a good transition between the existing commercial and the light residential. Redevelopment would eliminate the boulevard crossing onto 50th Street as all parking would be off the lane. Parking could be now accommodated on 50th and the visibility triangle issue would be solved.

Given the strict rules for developing projects on R-CG lots, we feel this type of lot is what R-CG was created for with a variety of mixed use in close proximity.