

Applicant's Submission

November 20, 2020

This application proposes to re-designate the parcel 1501 22 Avenue NW from R-C2 (Low Density Residential Districts) to a MU-1 F2.0H12 Division 3: Mixed Use -General District).

The land owner wishes to utilize the full potential of their corner lot for their future small office. The corner lot is ideal for commercial use due to the busy traffic along 14 Street, close proximity to other commercial buildings, bus stop, train station and SAIT.

The subject site is a corner lot located on 22 Avenue and 14 Street NW in the community of Capitol Hill (North Hill Area Redevelopment Plan). To the East and West side of the subject site, consist of Residential and Multi-residential. Commercial buildings and easy access to Trans Canada Hwy (within 400m radius) to the South. The rear of the lot is boarded by a lane shared with a C-N1 (commercial zoned lot), Confederation Park and Capitol Hill Community Association is within walking distance. Close proximity to Southern Alberta Institute of Technology, North Hill shopping center, and the Lions Park C-train station. The busy artery 16 Avenue and 14 Street is an attractive, unique, walkable, safe and friendly community. The community provides open space and amenities for children, youth, adults and seniors as they embrace a vibrant local culture as their home and a pedestrian-oriented hub.

Key planning features of the site include:

1. Making efficient use of corner lots along a major transportation corridor to enhance the pedestrian realm
2. Creating a welcome gate into the city by redeveloping with updated buildings improving public space
3. Increased population through Mixed Used units that provide housing while increasing local employment opportunities

Fundamentally this is about the future development along 14 Street (Busy Corridor). Current designation along 14 Street are mixtures of M-C1, C-COR1, C-COR2, M-CG, R-CG, R-C2 and C-N1. The subject parcel is well situated in the transitional area along 14 Street. While MU-1 allows slightly higher density than the current designation, with a similar height of Rowhouse zoning at 12m height. In accordance to the current North Hill Area Redevelopment Plan, the recommended height is 16m along 14 street. Our proposed height is 12m, 4m lower than recommended height. The rules of the district ensure that development is compatible with current and future medium density developments.

We believed the proposed MU-1 land use re-designation will contribute to achieving the long-term growth of our city, while supporting access to transportation options, infrastructure and amenities that make this areas a great place to live, work or visit. Further more it meets the intent of the Municipal Development Plan and will achieve appropriate density along 14 Street.