

Applicant Submission

Company Name (if applicable):

ground cubed planning

Applicant's Name:

Jill Sonogo

Date:

Updated December 16, 2020

LOC Number (office use only):

On behalf of the landowner, ground cubed planning is pleased to submit this application for the Land Use Redesignation of 703 23 Avenue SE in the community of Ramsay. Located in close proximity to Spiller Road, the site has historically been home to a variety of commercial and residential uses. This application will help to facilitate the adaptive reuse of the existing building on the site, contributing to the eclectic character of 23 Avenue SE.

Development on the site is currently governed by a Direct Control District (37D2008) that restricts the use of the property to a Convenience Food Store and a Dwelling Unit only. This sterilizes any redevelopment of the site. The existing Direct Control District has proved to be too restrictive with respect to market demands. Due to the limited number of uses allowed on the site and the lack of demand for a Convenience Food Store in this location, the landowner has experienced challenges in attracting tenants for the existing building and needs increased flexibility of use for the parcel. Given the size of the parcel and its location along a residential street, we are seeking a new Direct Control District for the parcel to allow for additional uses that are complementary to the character of the street and to the unique character of Ramsay, and to allow for residential redevelopment in the near future if demand arises.

Using the MU-1 District as a base, we are seeking additional uses such as Artist's Studio, Live/Work Studio, and Fitness Studio. The intent is to allow for the use of the site for small-scale commercial businesses that are appropriate for a residential street, and to allow for the opportunity for dwelling units on the site. Allowing for a mix of residential and commercial uses will encourage the adaptive reuse of the existing building on the site, paying homage to the unique residential/industrial character and history of Ramsay.

Initially, we made the application using the M-CG District as a base. However, given the context of the site and based on the Administration's feedback, we opted for the use of the MU-1 District as the most suitable base for the proposed Direct Control Bylaw.

The site is located in close proximity to the future 26 Avenue SE Green Line LRT stations. Allowing for additional dwelling units on the site (through the use of the MU-1 District as a base for the new Direct Control District) aligns with The City's high level policy direction to sensitively intensify areas near primary transit facilities.

Prior to submitting this application, we met with the Ramsay Community Association to identify any opportunities or areas of concern with respect to our application. We have also established a project website to provide additional information to stakeholders and we have had regular conversations with the Community Association.