

Applicant Submission

June 30, 2021

RE: Applicant Submission Letter for Land Use Redesignation proposal to redesignate 1030 17 Avenue NW from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District

QuantumPlace Developments Ltd. is pleased to submit this application to redesignate the subject site at 1030 17 Avenue NW from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CGd111) District. The new Land Use District of Multi-Residential – Contextual Grade-Oriented (M-CGd111) District with an attached density modifier of 111 units per hectare would allow for up to 6 units on the site. The future development intention of the applicant at this time is for a 6-unit Rowhouse Building that could contain 3 rowhouse units with 3 basement suites.

The subject site is located in the community of Mount Pleasant at the north east corner of 17th Avenue and 10 Street NW on a flat, rectangular 0.0555 hectare lot with an existing older bungalow onsite.

The immediate surrounding properties to the subject site are:

- An existing semi-detached building to the immediate east;
- A recently completed R-CG development of a similar scale and intensity to the proposed land use designation, to the immediate north across the lane; and
- A recently approved land use redesignation to MU-1f3.5h32 to accommodate a mixed-use apartment building(s).

The subject site meets the Location Criteria for Multi-Residential Infill in the following ways:

- It is located on a corner parcel;
- It is across the street and within ~15 metres from the Route 5 transit stop (well within the 400 metre range);
- Is under 135 metres from east and westbound MAX Orange primary transit stops. It is also only ~100 metres outside of the 600 metre radius of the SAIT/AUArts/Jubilee LRT station walkshed;
- It is located on a collector or higher standard roadway on at least one frontage, with 10 Street NW being categorized as an Arterial Street within Map 3 of the Municipal Development Plan (MDP);
- Has direct lane access; and
- Is located adjacent to existing or planned non-residential development or multi-unit development.

The draft North Hill Local Area Plan identifies the subject site as a location appropriate for a Building Scale of Low (up to 6 Storeys). The intention of this proposal for land use redesignation is to:

- Create a building scale and form that is compatible with the size of the lot;
- Create a multi-residential infill form that provides sensitive transition to the existing lower density homes to the immediate east of the subject site;
- Allow for the eventual development of ground-oriented residential units to create more diverse housing options within an appropriate location for additional intensity within the Mount Pleasant community; and
- The project is intended to target BuiltGreen standards.

This land use redesignation application proposes a modest increase in density along an Arterial Street one block north of an Urban Main Street in an area with abundant transit and active modes options for mobility. This land use redesignation would help provide diverse, ground-oriented housing options within the inner-city in an area of Mount Pleasant that the draft North Hill Local Area Plan identifies as a suitable location for greater development intensity.

The Land Use District of Multi-Residential – Contextual Grade-Oriented (M-CGd111) District proposed in this application meets most of the location criteria identified for Multi-Residential Infill development and is consistent with The City's policy direction. The applicant may need to revise the future Land Use District to a Direct Control District based on M-CGd111 to ensure that building placement and setbacks/stepbacks create the most beneficial project to the neighbourhood and its residents, pending discussion with City Administration. QuantumPlace Development Ltd. hopes that the community, City Administration and Council will welcome this opportunity for more sustainable and diverse housing variety in an appropriate location for this scale and form of Multi-Residential Infill development.