

Applicant Submission

2022 November 23

RE: Concurrent Development Permit and Land Use Redesignation From DC to MU-1 f3.0h42
8490 Broadcast AV SW & 742 85 ST SW | Plan 4740AK, Block 60; & Plan 1612747, Block 53, Lot 2

Oak & Olive is a 5.2 ac (2.1 ha) site within the Gateway area of West District located at the corner of the Broadcast AV SW Main Street and 85 ST SW. This concurrent Land Use and Development Permit Application has been submitted on behalf of Truman Development to support a new supermarket-anchored mixed-use development vision for the Oak & Olive site and to share details around the adjacent public park design and development. An in-depth Application Brief has been submitted alongside the Land Use Application and can be found on the project website at www.hellowestdistrict.com.

Development Vision

Oak & Olive is envisioned as a place where residents can live, work and play within a vibrant developing community. Truman is proposing a mixed-use node where residential units integrate with an active commercial streetscape, supermarket and public park. At full build out, the Oak and Olive site will include three buildings with ±215 multi-residential units, ±27,000 sqft of small scale commercial retail units, and a ±40,000 sqft supermarket. The site design prioritizes an engaging pedestrian experience by lining the streetscape with small-scale commercial retail units and placing individual residential entries and amenity space along the public park edge. The development proposal has been thoroughly vetted and supported by the City's Urban Design Review Panel.

Land Use

The Oak & Olive site was designated with a Direct Control (DC) District based on the Commercial Corridor 1 (C-Cor1) District as part of an Outline Plan approval in 2015 (2015D48). This original DC District only supports small format commercial uses and was written before stock Mixed Use Districts were available within the Land Use Bylaw. The proposed Land Use Application seeks to redesignate the Oak & Olive site to the Mixed Use General (MU-1) District, to allow for the mixed-use development vision which includes a medium format supermarket. The proposed MU-1 District increases the maximum building height from 30m (±8 storeys) to 42m (±12 storeys) and decreases the maximum Floor Area Ratio from 4.0 to 3.0.

Local Area Policy

The Oak & Olive proposal is in alignment with the intensity, building height, and development vision identified for this site in the West Springs Area Structure Plan (ASP). The site sits within the Mixed Use Land Use Area of the ASP, which is intended to support mixed-use developments with a minimum intensity of 100 people and jobs per hectare. The ASP supports "Medium Profile" buildings at this location, which is noted as buildings as up to 12 storeys in height by the City wide planning goals and policies within the approved Guide For Local Area Planning. Developments in this area are meant to "contribute to a high quality urban environment through thoughtful design, orientation and placement of buildings, enhanced streetscapes and infrastructure investment".