

Applicant Submission

Re: Land Use Re-designation from R-C2 to M-CG: 738 19th Ave NW: - Plan: 29340 , Block: 18 , Lots: 19 & 20

The parcel is located in the community of Mount Pleasant (Land area = 0.0557ha), which is privately owned. KHA, on behalf of the landowner wish to pursue a land use re-designation to facilitate a multi-Residential development consisting of 4 TownHouses at grade, with 2 apartment units above. We believe our proposal will be a great asset to the Mount Pleasant community as it facilitates the North Hill Communities Local Growth Planning ideals.

RATIONALE

The site in question provides the relevant characteristics, which under Urban planning supports land intensification, especially being an inner-city corner lot. The proposed request is that the land be rezoned to M-CG land use. Our desire is to help facilitate the development of new compact energy efficient, sustainable and at the same time affordable homes for future growth in the Community of Mount Pleasant and the city at large. The aim is to use inner-city land effectively to free up green space for future generations to enjoy.

Corner Lot: The site occupies a corner lot, which allows the proposed development to enhance the neighbourhood's streetscape by addressing both 19th Avenue and 7th Street NW with grade-orientated Townhouse units + entrances to the apartments on the level above.

Collector Road: 7th Street NW is designated as a collector road that feeds the subject site off of 20th Ave NW; each road ensures the ease of access and traffic capacity for future residents.

Direct Lane Access: The proposed site enjoys direct lane access, facilitating a development that provides vehicle access to the back lane, creating uninterrupted, pedestrian-friendly streetscape interface along 19th avenue and 7th street NW.

Proximity to Transit: There are primary bus stops within 200m of the subject property on 20th Avenue NW. It is imperative to continue to encourage residents to use alternative means of transport, discouraging private vehicle usage in and around the inner-city limits. By intensifying land use to Mixed-use and/or Multi-residential designation within 400m from Primary Bus Stops encourages more people to change their habit/lifestyle from car usage to public transport.

Adjacent to Existing an M-C1 Development: The subject site is directly adjacent to an existing Church Building, which makes it all the more natural to allow the proposed land re-designation to be an acceptable request, as the proposed vision helps to provide an excellent fit and addition to the overall neighbourhood fabric. It should be noted that at the corner of 6th Street and 19th Ave NW there is a very large church located as a prominent structure away from the Main Street of 20th Ave, which shows how diversity of building styles within the community creates interest to the streetscape.

Municipal Development Plan Alignment

The proposed land use re-designation and development vision aligns with the citywide plan, which supports the development of more sustainable and affordable housing in established communities. The proposed intensification leads to the efficient use of infrastructure because of the vision towards more compact built forms in locations that have direct and easy access to transit, businesses, schools and other community services.