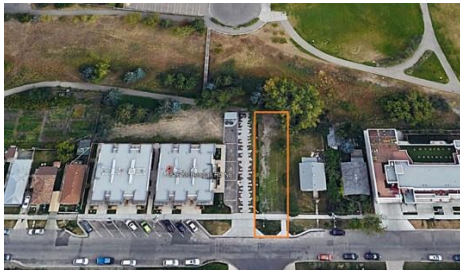


Applicant's Submission

February 14, 2019

Land Use Application for road closure and change the current designation from a road to MC-1 – City owned parcel between 816 and 824 McDougall Road NE

Please accept this land use application to change the current designation from a city owned road to MC-1 for this site. Located at the base of the escarpment in Bridgeland Riverside, the site fronts onto McDougall Road NE and backs onto the escarpment at the south west end of Murdoch Park. The site is adjacent 816 McDougall Road NE, which is an affordable housing project and 824 McDougall Road NE, a vacant lot we own and zoned MC-1. We purchased 824 McDougall Road NE in February 2018. Since owning the adjacent property at 824 McDougall Road NE we demolished the abandoned home which was left in disrepair from the previous owners. As part of the affordable housing development at 816 McDougall Road NE a new woonerf was built as a shared space for cars to access the site and pedestrians to connect to the pathway system, stairs and park. The road we are seeking to close and designate MC-1 has been abandon for many years and is now physically cut off from pedestrian, cars and the community.



This proposed MC-1 land use change will allow the site to be developed with the adjacent parcel 824 McDougall Road NE. The proposed land use change will help offer a wider range of multiple family options to be built along with 824 McDougall Road NE. The larger frontage will allow for a mix of build form type and a wider variety of unit types. This development will help to achieve the redevelopment and density goals of the Municipal Development Plan. It will also improve the McDougall Road NE streetscape, add eyes on the street, additional personality to the park and enhance the character of the area. The proximity to Memorial Trail, river valley pathway, downtown and the LRT station which is less than 600m away makes this a desirable location for the type of multi-family development being proposed.

Approving this road closure and land use change will facilitate the redevelopment of these underutilized urban transit orientated development (TOD) sites. We trust the above is in order and look forward to proceeding with this redevelopment.