

Applicant Submission

Company Name (if applicable):

LOC Number (office use only):

LOC2023-0055

Applicant's Name:

Jaydan Tait

Date:

February 21, 2023

This Land Use Redesignation application is in support of a redevelopment plan that will create 5 new residential uses at 502 9A Street NE.

The plan includes creation of a mix of housing types designed to provide shelter for a diverse range of occupants on the one site. The housing mix includes:

- one 2 level 1260 sf townhouse unit
- one 630 sf separately accessible from grade "garden" suite below the -level townhouse
- two 2 level (with basement) 1260 sf (above grade) townhouses
- one 700 sf 2 bedroom suite overtop a 3 car garage

The development concept is intended to provide shelter for young adults, families with children, and senior citizens all in one well design development that creates a frontage of front doors and pleasant terraces along 4 Avenue NE and frames the park to the south with ground oriented townhouses.

The developer will own and operate the 5 housing units, including having some occupied by other members of his family for multi-generational housing.

The 3 car garage will provide one parking stall for each of the townhouse units.

The Development Permit application is intended to be created with ZERO relaxations from the H-GO land use district. Therefore, the applicant expects this application to be reviewed and approved quickly and efficiently.

The unit over the garage has been previously approved as DP2020-2474. The applicant intends this approved Development Permit and all conditions pursuant to it to be considered applicable to this Land Use Redesignation application and subsequent Development Permit application.

The high quality urban design, mix of housing types, respect for the urban realm, and the way the project seamlessly fits into the urban context shows this as a perfect example of how this new H-GO land use district enhances affordability and opportunity in the inner city community of Bridgeland.