

Applicant Submission

Company Name (if applicable):

Matt Lalonde City Planning & Political Consulting

LOC Number (office use only):

Applicant's Name:

Matthew Lalonde

Date:

Jun 02, 2023

This application proposes to re-designate a property located at 1903 Grand Oaks Drive SW, in the community of Glendale. The proposed change is from R-C1 (Residential - Contextual One Dwelling) to MU-1 (Mixed Use - General), to allow for the development of a multi-unit mixed use building.

The 0.06 hectare parcel is on the corner of 17th Avenue SW and Grand Oaks Drive SW, approximately 300m from the 45th Street LRT Station. Surrounding the parcel are existing single-family homes to the west (zoned R-C1) and across the street to the east (zoned R-CG). To the south is a lane and an existing single-family home (zoned R-C1), and to the north across 17th Avenue and the LRT tracks is an existing multi-family housing complex (zoned M-C1).

The current single-family detached residential dwelling is intended to be converted into a 3-storey, 11 meter tall, mixed use building with 3 commercial units on the ground floor fronting 17th Avenue SW, and 4 residential units above. The height of the new building has been reduced to 11m to match the maximum height allowance of the adjacent low-density parcels in order to better integrate the project with the community. There are no secondary suites associated with the proposal.

The parcel is classified in the Westbrook Local Area Plan under the 'Neighborhood Flex' urban form category and 'Low (up to 6-storey)' building scale. Neighborhood Flex is a higher-density urban form intended to incorporate a mix of residential and commercial uses, and based upon our policy review is supportive of this proposed land use change. 17th Ave SW is also identified in the MDP as an Arterial Street, which further supports intensification.

The parcel is proximate to the LRT and major roads, and the proposed MU-1 district is supported by the Westbrook Local Area Plan on the basis of urban form category and building scale. This proposal and development vision are consistent with city-wide goals as identified in the MDP, which encourage the development of innovative and varied housing options in established communities, more efficient use of infrastructure, and more compact and walkable building forms. The proposal intends to join and compliment the community, not replace it or impose upon it. The development vision will facilitate that intention in an innovative and respectful manner. For the reasons outlined in this submission, we respectfully seek the support of Administration and the community for this proposal.