

Applicant Submission

Company Name (if applicable):

Modern Office of Design + Architecture

LOC Number (office use only):

Applicant's Name:

Nicholas Heathcott

Date:

2023-06-14

This application seeks to both consolidate and re-designate the subject parcels from M-CG D111 & C-N1 to MU-1. The subject parcels are situated along 29th street SW, which is a feeder street, and roughly 200m from both 17th and 26th Avenue SW. MU-1 affords the opportunity to combine both Social Organization and Dwelling units as permitted uses, and generally aligns with the previous zoning overlays.

By respecting an F.A.R of 1.5 and a maximum height restriction of 12m, the proposed project is contextually sensitive with adjacent properties and the character of the community. With this new designation, a potential development can be better oriented towards 29th Street SW, creating a pedestrian-friendly defined street edge that aligns with the general policies of the Westbrook LAP.

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