

Applicant Submission

2023 September 12

RE: Land Use Re-designation from M-C1 to M-C1/DC; 1613 2 ST NW (LOTS 8 & half of lot 9, BLOCK 1, PLAN 4923R)

Dear File Manager and CPAC Team,

This application proposes to redesignate the parcel 1613 2 ST NW from M-C1 (Division 3: Multi-Residential - Contextual low profile) to M-C1/DC (Division 3: Multi-Residential -Contextual low profile with District Control).

The subject site is a corner-lot parcel with a total frontage 11.41m facing 2 Street NW and a total area of 363.61m² situated in the community of Crescent Heights. The North side of the property is adjacent to Commercial storefronts such as retail, personal service uses, professional offices and entertainment uses. To the East, South and West are a mixture of low residential housing, multi-residential housing and direct control.

The current property owner intends to utilize the property for purely commercial purposes, specifically to operate a salon within the given space. No residential occupancy is planned. Additionally, they would like to add an option to incorporating offices as an option for the future. Given this intended use, the landowner's plan to re-designate the lot to an M-C1/DC zoning is primarily focused on establishing a home-based salon and making use of the existing structure to facilitate these commercial activities.

This proposal to redesignate the parcel 1613 2nd Street NW to M-C1/DC (Division 3: Multi-Residential — Contextual Low Profile District with Direct Control) presents a strategic approach for site utilization. The incorporation of the M-C1 policy not only preserves the existing zoning parameters but also introduces a comprehensive strategy that includes the establishment of a beauty salon and office space. This aligns effectively with the thriving neighborhood's context and potential. By expanding the range of amenities through these additions, there is an opportunity to foster a heightened sense of community engagement. Furthermore, this strategic allocation addresses the critical concern of commuting time reduction, offering a locally accessible avenue for residents to fulfill their daily needs while enjoying a diverse spectrum of services and opportunities.

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