

Applicant Submission

Company Name (if applicable):

City Vibe Developments Inc.

LOC Number (office use only):

Applicant's Name:

Brooke Kearsley

Date:

May 10, 2024

This application is for a Land Use Redesignation from Commercial - Regional 1 District (C-R1) to Medium-Profile District M-2. The proposed site covers a 3.83-acre parcel within the existing Superstore parking lot, which has remained underdeveloped since approximately 2005. Situated at the southeast corner of the intersection of 64th Avenue NE and Castleridge Boulevard NE, this site has remained unutilized. Our proposal entails the development of three wood-framed multi-housing apartments, comprising a total of 428 units. The development will be complemented by various community amenities, including access to Prairie Winds Park, the Baitun-Nur Mosque, schools, medical centers, shopping outlets, restaurants, the Westwinds C-Train station, and abundant employment opportunities.

Our project aims to enhance the density of this currently unused parcel, strategically located within a Transit Oriented Development area. This will encourage diverse mobility options, allowing residents to conveniently access amenities such as grocery stores, schools, parks, and public transit via the nearby LRT station or multiple bus stops adjacent to our site. Moreover, the parcel is near major thoroughfares like Metis Trail and McKnight Boulevard, facilitating easy connectivity to various parts of the city and neighboring areas.

We are requesting a zoning change to M-2 to accommodate the minimum building setback of 3.0 meters from the property line, while also offering a lower density count compared to MH-1 zoning, as suggested in the City's Pre-Application comments. Our extensive experience indicates that M-2 zoning, particularly for 6-story wood construction, aligns well with neighborhoods like Westwinds.

By approving our Land Use Redesignation application, transitioning from C-R1 to M-2 within the Westwinds community, we foresee substantial advantages in tackling the current housing challenges. This change will ensure that a diverse range of residents and newcomers have access to housing options beyond what is currently available in the community. Moreover, situated within a Transit Oriented Development (TOD) area, our development will provide residents with convenient, accessible, cost-effective living and transportation options within our city.