

Applicant Submission

Company Name (if applicable):

B&A

LOC Number (office use only):

Applicant's Name:

Jennifer Duff

Date:

October 18, 2024

On behalf of QuadReal Property Group, B&A is seeking approved of a land use amendment from the existing Direct Control (DC) District to the Mixed Use - General (MU-1) District to allow for greater flexibility in density.

The vision for the site is to create a pedestrian and transit-oriented mixed-use community hub and neighbourhood centre which would bridge the distinct surrounding areas, characterized by a mix of medium density residential opportunities, ground level retail along walkable streets in key locations and a central gathering space. This vision is supported by various policies of the MDP, which classifies the site as a Major Activity Centre (MAC). MACs are intended "to provide a major mixed-use destination central to larger residential or business catchment areas" and "will have the highest density and building heights outside of the Centre City, with the broadest range of land uses."

The existing DC District is already based on the MU-1 District but restrictive modifiers within the DC limit the floor area ratio (FAR) to a maximum of 1.6 and the density to a maximum of 165 units per hectare. Based on the site area, the maximum number of units that can currently be provided is 891 units.

The proposed MU-1f3.0h32 District will maintain the original vision of the site but will allow for greater flexibility in density. The MU-1 District allows for a wide variety of compatible uses and contains rules to help create a well-designed and attractive pedestrian and transit-oriented community. A proposed FAR modifier of 3.0 with a maximum height of 32 metres will allow for the site to be developed fully in 6 storey buildings. The removal of the density modifier will allow for more housing to be provided within the development.