

# Applicant's Submission

Company Name (if applicable):

Urbanopia Design

Applicant's Name:

Steve Simon

Date:

25.08.2025

LOC Number (office use only):

On behalf of the landowner, please accept this application to re-designate 6 lots (3013 & 3019 Centre St NW) in total of 0.127 hectares from R-CG to MU-2 to accommodate a mixed-use residential /commercial development. The intention is to have 3-4 active frontage commercial use units on the main floor and residential use on the storey's above up to 10-11 storey's with a proposed 70-80 residential units.

The subject sites are at the corner of Center Street and 30th Ave NW. Two single detached bungalows currently occupy the lots. The properties are currently zoned as R-CG as are most of the surrounding lots except for the adjacent lot which is C-COR2.

We reviewed the adopted North Hill Communities local area plan and noted that our location has an urban designated as neighbourhood commercial/ industrial general with a building scale of up to 12 storeys. This impacted our indicative building massing model approach, building height strategy and choice of land use designation.

The site is on a major arterial road between the downtown precinct and the airport area and is thus well served public transport and is ideally located for cycling. All this is important in a dense development such as this. The idea is also to use some environmental building and street level strategies to reduce the urban, density and environmental impact of the development.

## Public Engagement

Our analysis with the "Community Outreach Assessment" showed a project's impact score is "1A". So we implementing a direct approach to reach to community association, local residents and businesses within an approximate 100m radius and also Ward Councilors Office. We also used a pre-application meeting to further enhance the engagement process and gain further community insights. We used the information garnered from the community outreach process to inform our approach to the land use re-designation proposal refining our site and massing approach.