

Applicant Submission

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Applicant's Submission

O2 Planning + Design is proposing this land use amendment to redesignate the parcel located at 438 8 Street NE in the community of Bridgeland from R-C2 to a Direct Control District tied to plans for a specific project as proposed in a concurrent development permit. This redesignation will allow for the development of a 4-unit family focused townhouse project on the parcel.

The request for a change of land use for this parcel is based on a proposed new building as submitted in a concurrent development permit. The proposed building has been designed as a specific response to the site with careful consideration of the neighbourhood context and character and has been designed to provide the following benefits over a development designed to meet the rules of the existing R-C2 land use district:

- The corner parcel provides an opportunity to orient the building to two streets with two doors facing each street. This represents an improvement over an R-C2 development that would have a side yard facing the avenue, resulting in no street activation.
- The provision of a front patios facing both 8 Street and 4 Avenue provide further activation of the streetscapes by providing outdoor street-level gathering spaces where residents of the units can interact with other neighbourhood residents. The typical relationship between homes on 8 street and the street is the presence of a retaining wall and large front lawn that disconnects the home is from the streetscapes.
- The development has been designed in response to the unique conditions of the site. Specific attention has been made to respect the scale and character of the neighbourhood.
- The design of the development provides a variety of unit sizes which offer choice to potential buyers of various incomes and socio-economic demographics along with inter-generational living opportunities. A typical R-C2 parcel in Bridgeland is redeveloped into one or two luxury homes attainable by a single demographic.
- The parcel's location on the north end of the block results in minimal shadowing impact on adjacent properties.
- The development contributes to meeting the objectives of the Municipal Development Plan goal of intensifying inner-city neighbourhoods. The proposed land use permits a single unit more than the current land use permits.
- Located within walking distance of the shops and services of the 1st Avenue main street, the development will offer the opportunity for its residents to live a more walkable less auto-reliant lifestyle.