

Applicant Submission

This application is to re-designate lots 25-34 municipally described as 1510 10 Avenue SW. This site is presently zoned DC 64D2010 and we are seeking amend this DC to a new Direct Control District to respond to market demand and site constraints. The subject lands are located along the north side of 10 Avenue SW, west of 14 Street SW, east of 15 street SW and south of the CPR right of way and the West LRT elevated guide-way. The land area is 3,204 sq.m., 0.32 ha. (0.79 acres). The site consists of two older converted single family homes previous used as offices, two single story industrial buildings and a surface parking lot to the west. Our project envisions a podium parallel 10 Avenue with recessed retail at grade thereby creating a continuous pedestrian arcade, with three levels of above grade parking, and two residential towers above the podium.

This application responds to recommendations considered by the city which would utilize maximum density and development potential along the north side of 10 Avenue. These suggestions include:

1. Increase the allowable heights along the north side of 10th Avenue to provide opportunity to use available density and viability in building massing, while addressing the LRT interface to the north.
2. Encourage assembly of smaller parcel(s) for allowing additional height. This will enable a efficient parkade design and design flexibility along the north side of 10th Avenue SW.

In order to achieve larger scale developments along the north side of 10 Avenue, it will be necessary to assemble fragmented parcels, since most of the present sites are individually owned, in order to create parcels sizes large enough to be viable for development and enable the use of the density. Also, in order to achieve the densities envisioned along the corridor, it will be necessary to increase the height restrictions along the corridor to fulfill the proposed densities.

The proposed site, twelve lots (25-34) have been assembled to realize the vision for area and provide for a large comprehensive development located within 200 meters of the Sunalta LRT Station, thereby enabling the opportunity to activate development on this edge condition and meet the city's vision for the area. The proposed density is in line with the proposed densities for the corridor. The modifications to the existing DC 64D2010 address three key items in the existing DC, which are:

1. Increase the building height to allow for the envisioned density and interface issues;
2. Modify the tower distance separation above 36 metres to 18 metres vs 24 metres; and
3. Modify the base FAR from 5.0 to 11.0 for our specific site, Site 2a.

For this application we have included a draft of the proposed changes to the DC, as well as the proposed modifications to the existing Sunalta Area Redevelopment Plan to allow for the development. Further information can be supplied if requested by City Administration.