

Applicant's Submission

This application is for a proposed Land Use Redesignation in the Community of Douglasdale/Douglas Glen, from Industrial - Business (I-B) to M-C1 (Multi-Residential - Contextual Low Profile) to accommodate multi-residential development.

The site is located at 10808 - 18 Street SE and has a total area of approximately 9.74 acres. The site, which is currently vacant, is bounded by Quarry Park to the north and west, 24 Street SE to the east and 18 Street SE to the south. The uses east of 24 Street SE are primarily industrial, and south of 18 Street SE is the low density residential of the Douglas Glen community.

The subject site is identified within the Barlow Area Structure Plan as a High Standard Light Industrial Area in a transition area between residential and industrial areas, although a 2012 amendment encourages consideration of Municipal Development Plan policies surrounding Activity Centres should the area develop as such with the decommissioning of the concrete plant to the north. The property is identified within the Municipal Development Plan as a Community Activity Centre, which promotes higher concentrations of employment and population in strategic locations, and supports a broad range of housing densities to accommodate a wide range of the population. Lastly, it is located on two arterial roads currently well served by multiple transit routes, and on the future Green Line alignment within walking distance of two planned stations.

This application is intended to provide multi-residential low-rise development that will complement the existing Quarry Park development and interface well with the low density residential directly to the south.

Given that the application fits well within the Community Activity Centre typology, is well located in relation to current and future transit options and will provide an appropriate transition from the business park to the low density residential of Douglas Glen, we respectfully request your support of this application.