

Applicant's Submission

July 11, 2019

This application proposes to change the designation of 4104 7th Avenue SW, from RC-2 to RC-G, to allow for a Rowhouse development along with the uses already allowed (e.g. single-detached, semi-detached, and duplex homes and suites). It will have a maximum building height of 11 metres, an increase from the current maximum of 10 metres. The parcel will have a maximum of 4 dwelling units, an increase from the current maximum of 2 dwelling units. Each unit is a 2 bedroom, 3-1/2 bath floor plan, with approximately 1390 sq.ft. of living space. There will be a basement suite for each unit, approximately 690 sq.ft. In addition there will be 20 sq.m of a private amenity space for each unit. Vehicle parking will be accommodated in a detached 4-car garage accessible by the existing gravel lane. The proposed development abides by the rules and uses of the RC-G designation.