

Applicant's Submission

2019 June 20

This application proposes to change the designation of 3802 & 3804 4th Avenue S.W., from R-C2 to R-CG, 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 2-4 bedroom, 3-½ bath floor plan, with approximately 2260 sq.ft. of living space. In addition there will be 20 sq.m. of a private amenity space for each unit. Vehicle parking will be accommodated with attached garages accessible by 4th Avenue SW. The proposed development abides by the rules and uses of the R-CG designation.