

## Applicant's Submission

June 16, 2020

Location criteria to support Multi-Residential infill for Plan 1435 GB, Block A, Lot 1:

1. This Rowhouse would be situated on a corner parcel allowing one unit to face 2 Street and the other 2 units to face 18 Avenue. This would help reduce the impact on the neighbouring properties as well as enhance the pedestrian safety as these types of developments tend to slow traffic at the intersection.
2. This Rowhouse would be within 400 meters of a transit stop located on the corner of 18 Street and Kensington Road, which is approximately 250 meters away, supporting convenient walkable access to public transit.
3. This Rowhouse would be within 600 meters of primary transit stops. The subject parcel is approximately 300 meters south of both the westbound and eastbound transit stops on 6 AV (route #104), and approximately 250 meters north of the Primary Transit Network located on Kensington RD NW (routes #1 and #305).
4. This Rowhouse would have 2 units that face onto 18 Street, which is a wider street than standard streets, at approximately 13 meters wide. This would help reduce the impact of the larger building by locating the building with the focus on the wider street. It will also add to the residential appearance of the street, which tends to slow traffic and enhance pedestrian safety on adjacent sidewalks.
5. This Rowhouse would be adjacent to the park and elementary school across the street. This would provide outdoor recreation activities to help attract new residents while supporting the existing infrastructure. It would also add additional overlooking of the park and elementary school thereby adding safety.
6. This Rowhouse would be in close proximity to the vibrant activity corridor on 19 Street, from Kensington Road to 3 Avenue as well as the activity corridor on Kensington Road from 22 Street to 18 Street. It is also within close proximity to the West Hillhurst Community pool and park located on 6 Ave and 19 Street.