

Applicant Submission

October 30, 2020

On behalf of the landowner, please accept this application to redesignate the property at 2803 43rd Street SW from R-C1 to R-C2 to allow for:

- existing residential development and new contextually sensitive redevelopment in the form of duplex dwellings and semi-detached dwellings;
- a maximum building height of 10 metres (no change proposed);
- a maximum of 2 dwelling units (an increase from the current maximum of 1 dwelling); and
- the uses listed in the R-C2 District.

The intent is to develop a semi-detached dwelling similar to the one on the immediate south of the site. This was put forward in consideration of the current economic situation, high cost of homeownership in the area and also scale and built form of nearby houses.

The subject site is a mid-block lot located in the beautiful community of Glenbrook. Immediately to the south of the lot is a recently approved R-C2 lot while R-C1 single dwelling lots are to the north and west. Cross the street on the east side of 43rd street are also R-C2 lots. In the same block, the site two houses down to the south was also rezoned to R-C2 back in 2019.

The site is approximately 0.055 hectares in size with rear lane existing to the west of the site. The property is currently developed with a one-storey single detached dwelling.

Vehicle access to the parcel is available and will be via the rear lane. The subject lot is located approximately 300 meters from a bus stop that provides access to the eastbound Route 6. Route 6 provides service to the Downtown core and connections to Primary Transit network.

Public Engagement

Before undertaking the project, our office completed the "Community Outreach Assessment". The project's impact score is "1A". So we took a direct approach to reach to community association, local residents within a 90 meters radius and also Ward Councillor. On October 13th, our staff did post card deliver to residents within a 90 meters radius. During the process, our staff did door knocking and spoke with residents at home. The main concerns our office got are with regards to increased traffic, increased density, height, shadow effects, and safety. We believe those can be properly dealt with at the development permit stage.

In addition, our office has also spoke with president of Glenbrook Community and Councillor Jeff Davison's office on October 14th. Since the proposal only seeks moderate increase in density and is compatible with the low density residential scale and form of the surrounding area, the responses received were pretty positive.

Policy Alignment

The subject parcel is located within the Residential-Developed-Inner City area of the Municipal Development Plan. The applicable policies encourage redevelopment of inner-city communities that is similar in scale and built form to existing development, including a mix of housing such as townhouses and row housing. The Municipal Development Plan also calls for a modest intensification of the inner city, an area serviced by existing infrastructure, public amenities and transit. The proposal is in keeping with the relevant policies of the MDP as the rules of the R-C2 provide for development forms that may be sensitive to existing residential development in terms of height, built form and density.

To sum up, the proposed redesignation is only a moderate increase in density and is compatible with the low density residential scale and form of the surrounding area. We sincerely hope Councillors can support our application.