

Applicant Submission

2020 October 30

On behalf of the landowner, please accept the application to redesignate a +/- 0.058 hectare site from R-C2 to R-CG to allow for:

- Rowhouses in addition to the uses already allowed (e.g single detached, semi-detached, and duplex homes and suites)
- A maximum building height of 11 metres (an increase from the current maximum of 10 metres)
- A maximum of 4 dwelling units (an increase from the current maximum of 2 dwelling units)

The subject site, 2104 Broadview RD NW is located in the community of West Hillhurst at the corner of 20th Street NW and Broadview RD NW. The predominant land use in this area is Residential – Contextual Two Dwelling (R-C2) District. Surrounding developments consist of a mixture of single and semi-detached dwellings. Broadview Park is right on the other side of the intersection.

The site is approximately 0.058 hectares in size with rear lane existing to the north of the site. The property is currently developed with a one-storey single detached dwelling. Vehicle access to the parcel is available and is currently through curb cut along 20th Street NW. The subject lot is located approximately 300 metres from a transit stop (Kensington BRT 305) located on Kensington RD NW.

Public Engagement

Before undertaking the project, our office completed the 'Community Outreach Assessment'. The project's impact score is '1A'. So we are planning a direct approach to reach out to the community association, local residents within a 90 metre radius and also Ward Councillor's Office.

On October 29th, our staff did post card deliver to residents within a 90 metres 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 increase traffic, increase density, height, shadow effects, and safety. We believe those can be properly dealt with at the development permit stage.

In addition, we have also reached out to West Hillhurst Community Association and Councillor Druh Farrell's office for their comments.

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-CG

provide for development forms that may be sensitive to existing residential development in terms of height, built form and density.

We ask the City to support our application based on the reasons listed above. In addition, it also meets most of the criteria for Multi-Residential Infill including:

- Within 400 metres of a transit stop
- Within 600 metres of an existing or planned Primary Transit stop
- Direct lane access
- Close to existing open space or park or community amenity (Broadview Park on the opposite side of the intersection)
- Along or in close proximity to an existing or planned corridor or activity centres (walking from commercial establishments along Kensington RD and 19 Street)
- On a corner parcel.