

Applicant Submission

April 12, 2021

On behalf of the landowner, please accept this application to redesignate a +/-0.056 hectare site from R-C2 to R-CG to allow for:

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

The subject site, 1030 19 Ave NW is located in the community of Mount Pleasant along 19th Ave NW and 10th Street NW. Immediately to the north of the site cross the lane is a two story commercial building. Korean Church building is to the west of the site cross 10th Street. To the south and east are predominantly single houses or duplex under R-C2 zoning.

The site is approximately 0.056 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 the lane. The subject lot is located approximately 40 meters from south bound Bus route 5 along 10 Street or 100 meters from east bound Bus route 404 along 20th Ave. Both 10th Street and 20th are community main street and traditionally supported by Community association for increased density.

Public Engagement

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

On March 24th, 2021, 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, we have also reached out to Community Association and Ward Councilor Druh Farrell's office for their comments.

Police 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 meters of a transit stop
- direct lane access
- close to existing open space or park or community amenity (King George Elementary School)
- along or in close proximity to and existing or planned corridor or activity centers (walking distances to 16 Ave NW)
- On a corner parcel
- On a collector or higher standard roadway
- Adjacent to existing or planned non-residential development or multi-unit development