

Applicant Submission

November 16, 2020
720 40th AVE. NW

This is a corner lot located with lane access in the community of Highwood Park. Highwood is a developed area under transition, although this will be the first development in recent years along 40th ave. The subject property is currently zoned R-C2 as are all the lots 40th Ave between 4th street and Northmount Drive NW. The proposal is to rezone the property from R-C2 to R-CG. It is also located across the street from Queens Park Cemetery and within 250m of the community hall and schools.

There is a large boulevard on 40th Avenue and Hudson Road, that is lined with trees, and it is a well used collector road with bus stops up and down the Avenue. The closest bus stop is within 56m of the subject property. The streetscape is primarily bungalows with front sloping yards towards the avenue and there are several mature trees and a hedge on the lot as well. Currently there is access to parking at the lane although the driveway is parallel to the lane and on to Hudson Road. The lane is a narrow lane, typical in developed areas. Parking is restricted along 40th Avenue so a laned access will be used.

The subject lot is an irregular shape and larger than the norm at 22m+ wide at the lane and 20m+ at the street and can easily accommodate a number of units under an R-CG designation, up to 5 units as per bylaw.

Given the size of the lot and the area under transition, this would be a good lot for extra density and working towards the goals of the MDP set out in council.