

Applicant Submission

February 18, 2022

The subject property is located at 7820 Elbow Dr SW (Section 28S) and is designated R-C1. It is south of 77 Ave. directly below Kingsland Plaza, an Eye clinic and a new four suite building. My client's family has owned the property from the 1970s and intends to sell it to take care of estate planning issues. The home was built in the 1960s and it is at the end of its economic life.

Clearly, they are aware of the four unit building that was recently rezoned to M-CG d50 (2 lots to the north of their home) and they were impressed how well the four unit residential building fits into the neighbourhood.

Their intention is to apply for the same land use designation M-CG d50 that would allow for up to four residential units. If the land use redesignation is successful, they would make the property available for sale and redevelopment. We would expect the new buyer would either restore the home to today's standard or build a new four-unit building.

Currently there is a driveway off Elbow Dr. leading to a single garage attached to the house. There is also two parking stalls at the rear of the property with access from the lane. Homes on both sides of the lane have a mix of front driveway parking and rear lane garages/parking stalls. Based on the development M-CG site to the north we expect any redevelopment of the property would require the front driveway to be removed from Elbow Dr. and all parking be provided from the lane. We anticipate the maximum amount of parking to be provided would be 4 stalls (perhaps 5th guest stall as no on-street parking would be permitted on Elbow Dr.) Whether the site be rezoned for two residential unit or four the maximum amount of parking and lane activity will be limited to four vehicles plus one visitor stall.

This property is served by excellent public transit with the Heritage LRT station close by. And it is served by the Number 3 and 81 bus routes. Shopping, schools, medical services and churches are within easy walking distance.

After a proposed land use redesignation "Pre-application" with City Administration, we contacted our immediate neighbours and the Kingsland Community Assn. The residential neighbours to the north and south were informed of our proposed redesignation to M-CG and we even invited them to join in with our application. While interested they chose not to participate. To the best of our knowledge, they have not expressed any concerns or objections. A zoom meeting was arranged with the Kingsland Community Assn. planning committee in early Dec 2021 where typical community concerns were aired about proposed changes. A copy of their letter of concerns is attach – see Community Outreach form.

This application is keeping with the City growth policies of encouraging inner City intensification, providing more affordable housing options that reduce reliance on private vehicles and are supportive of public transit, cycling and walking options. What makes this location ideal for meeting City housing policies is its close proximity to all the urban services such as public transit, schools, convenient shopping and other services. The M-CG was chosen as it provides a close fit to the existing housing in size and appearance.