

# Applicant Submission

September 20, 2022



On behalf of the landowner, please accept this application to redesignate a +/-0.060 hectare site from R-C2 to R-CGex to allow for:

- rowhouses (which do not include secondary suites) in addition to the uses already allowed (e.g. single-detached, semi-detached, and duplex homes)
- 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 uses listed in the proposed R-CGex designation.

The subject site, 3303 42 Street SW, is a corner lot located in the community of Glenbrook along 32 Ave SW and 42 Street SW. The lot is surrounded by R-C2 lots in all directions although there are approved R-CG lots along 32 Ave a few blocks away. The site is approximately 0.060 hectares in size. A rear lane exists to the west of the site. The property is currently developed with a one-storey single detached dwelling.

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

The proposed R-CGex is a Low Density Residential District. With the lot being a corner lot, the impacts of higher density use on neighbouring lower density properties can be reduced. Housing that faces both streets adds to the residential appearance of the side streets and tends to slow traffic and enhance pedestrian safety and experience on adjacent sidewalks.

We ask the city to support our application based on the reasons listed above.

**Lei Wang**

**B.Sc, M.Sc, ALS**

**Operation Manager**