

# Applicant Submission

Company Name (if applicable):

Horizon Land Surveys

Applicants Name:

Lei Wang/Horizon Land Surveys

Date:

Sep. 29th, 2022

LOC Number (office use *only*):

LOC2022-0181

On behalf of the landowner, please accept this application to redesignate a +/- 0.057 hectare site from R-C2 to R-CG to allowfor:

- 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 uses listed in the proposed R-CG designation.

The subject site, 1445 42 Street SW, is a corner lot located in the community of Rosscarrock, along 15 Ave and 42 Street SW. The lot itself is surrounded by R-C2 lots in all directions although there is R-CG lot on the opposite side of 15 Ave SW.

The site is approximately 0.057 hectares in size with approximate dimensions of 15.31 by 37.19 meters. A rear lane exists 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 will be via the rear lane. Transit is available by way of Blue Line LRT, Route 2 and Route 93 bus routes. The Blue Line 45 Street LRT Station is within 400 meters of the site. The site is also in close proximity to the Rosscarrock Community Centre.

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.

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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.

The proposed R-CG 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.

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