

Applicant Submission

2023 January 19

On behalf of the landowner, please accept this application to redesignate a +/-0.069 hectare site from R-C2 to H-GO to allow for:

- 5 Units house developments with 5 basement suites.
- The uses listed in the H-GO designation
- The maximum height under H-GO

The subject site, 3119 12 Ave SW, is a corner lot located in the community of Shaganappi, along Bow Tr SW and 31 Street SW. The site is currently developed with a single detached dwelling with garage along the lane to the south. The site is within 600 meters of C-Train station along Bow Tr, or about 300 meters from Westbook LRT station. The site is within walking distance to many commercial or social establishments along 33 Street SW and 17 Ave SW. Shaganappi Golf course is right to the north of the site.

Policy Alignment

The subject parcel is located within the Residential-Developed-Inner City area of the Municipal Development Plan. Although the document makes no specific reference to the site, the proposed land use amendment is in keeping with a number of overarching MDP policies.

- Neighbourhood infill and Redevelopment policies encourage higher residential densities and redevelopment that is similar in scale and nature, and that increases the mix of housing choices including accessory suites. The proposed zoning H-GO provides for development forms that may be sensitive to existing residential development in terms of height, built form and density. With the site closeness to bus transit, future homeowners can easily take public transit for work without owning a car thus cutting carbon emission.
- Housing Diversity and Choice policies encourage the provision of a wide range of housing types, tenures and densities that may meet affordability, accessibility, life cycle and lifestyle needs of different groups; an adaptation of the City's existing housing stock to enable changing households to remain in the same neighbourhood for longer time periods through allowing accessory suites in low density areas.

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.

The site meets the location criterion for H-GO zoning. With its closeness to public transit and main commercial hub, it serves perfectly for the goal of H-GO zoning. Hope Councilors can support us on this.