

Applicant Submission

Company Name (if applicable):

Horizon Land Surveys

Applicant's Name:

Lei Wang

Date:

March 30th, 2023

LOC Number (office use only):

On behalf of the landowner, please accept this application to redesignate a +/-0.077 hectare site from R-C2 to R-CG to allow for:

- 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 5 dwelling units (an increase from the current maximum of 2 dwelling units)
- the uses listed in the proposed R-CG designation.

The subject site, 503 44 Ave NW, is a corner lot located in the community of Highwood along 44 Ave and 4 Street NW. The lot is currently developed with a single detached dwelling built in 1956. 4 Street NW separate Highland Park with Highwood and is considered as main collector road. Surrounding dwellings are mostly single detached although multi-residential M-C1 developments exists on the east side of the property cross 4 Street NW.

The site is approximately 0.077 hectares in size. A rear lane exists to the west of the site. Vehicle access to the parcel is available and will be via the lane. The site has a bus stop right by the front along 4 Street NW, making it extremely convenient for future residents to use public transit. In addition, the site is also in close proximity to many green spaces, public school and community hall.

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-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.

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. So we sincerely hope city can support our application.