

Applicant Submission

Received: 2023-06-21

Company Name (if applicable):

Horizon Land Surveys

Applicant's Name:

Lei Wang

Date:

March 23th, 2023

LOC Number (office use only):

On behalf of the landowner, please accept this application to redesignate a +/-0.054 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 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, 3307 2 Street NE, is a corner lot located in the community of Highland Park along 33 Ave and 2 Street NE. The lot is currently developed with a single detached dwelling built in 1956. There are existing R-CG lots to the south of the property and cross 2nd Street. Other surrounding lots are semi-detached or single houses.

The site is approximately 0.054 hectares in size. A rear lane exists to the south of the site. Vehicle access to the parcel is available and will be via the rear lane. The site is approximately mid-way between Centre Street and Edmonton Trail.

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.

This project will also take some climate resilience initiatives including:

- Seek LEED Gold certificate
- Promote solar panel use
- Install EV charging stations
- Retaining mature trees on site.

Hope Council can support our application.