

Applicant Submission

Applicant's Submission

Company Name (if applicable):

LOC Number (office use only):

Applicant's Name:

Kyle Hagan

Date:

February 2, 2023

After speaking with the City Planning Department, we submitted a pre-application in April 2022 inquiring about a zoning change that would allow for R-CG buildings such as a duplex or townhouse to be built on our property.

Please accept this application to re-designate the subject land from current R-C1 to R-CG

The current site has an old bungalow with detached garage on it. There is a proposed R-CG site on the other side of 54th ave. S.W.

We approached the Community Association for their engagement. We plan to meet with their planning committee before the end of February.

Policy Alignment:

The subject parcel is located within Residential Developed Established 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 RC-G provide for development forms that may be sensitive to existing residential development in terms of height, built form and density.

In conclusion, the proposed RC-G only represents a small increase of density, a better use of the current land, and supports housing diversity in the area. With its nearby R-CG lots we believe it is a good proposal for the City.

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