



October 28, 2022

Applicant's Submission

On behalf of the landowner, Ground Cubed is making an application to redesignate the land at 637 - 51 Avenue SW in the community of Windsor Park. We are proposing to redesignate the property from R-C2 (Residential - Contextual One/Two Dwelling) district to R-CG (Residential Grade Oriented Infill) district.

The property is a corner lot (50' x 120') and it currently accommodates a single detached dwelling with a detached garage accessed from the lane on a 75' wide parcel. The surrounding context includes primarily R-C2 lots, however, there is a property designated R-CG that is kitty-corner to the subject site. This parcel accommodates a 4-unit rowhouse development with detached garage on a 50' corner lot.

Should this application be approved, the intent is to redevelop the property to accommodate a 4-unit row house development with a 4-car garage on a 50' parcel. The community expressed concerns with the appearance of a multi-unit building. To address this concern, new development will be architecturally designed to resemble a single or semi-detached home that blends with the surrounding development and enhances the streetscape. This parcel is appropriate for R-CG development for the following reasons:

- The site is a corner parcel that is well suited for the type of sensitive infill development intended in the R-CG district.
- Redevelopment of this nature reflects strategic, modest intensification of an established community and efficient use of existing infrastructure which is consistent with the City's growth objectives.
- Redevelopment will offer more housing choice in the neighbourhood which contributes to complete communities.
- The site is situated in a walkable community which means it is within easy walking distance (approximately 5 minutes) of transit, schools, parks, grocery stores, restaurants, and a variety of other services.
 - Transit - frequent bus routes are a short walk from the site which connect people to downtown and to the Heritage and Chinook LRT Stations which enable access to other major employment centres and to post-secondary education institutions.
 - Schools - Elboya School (kindergarten to grade 9) is a 5 minute walk from the property and Windsor Park School (home of the CBE Home Education program for kindergarten to grade 12) is only an 8 minute walk from the site.
 - Parks and recreation - several neighbourhood parks, playgrounds, tennis courts, skating rinks and other active and passive recreation opportunities are within easy walking distance of the site.
 - Shopping and other services - Britannia Plaza and other commercial and retail services are within a 5 minute walk of the property which includes grocery stores, restaurants, banking and other services. Chinook Centre is a 15 minute walk from the property providing easy access to a regional shopping, professional services and entertainment.

For the reasons identified above, we believe the property is an appropriate location for the R-CG designation and sensitive densification of the neighbourhood. Redesignating this property will bring more housing choice to the neighbourhood while facilitating the city's growth objectives and efficient use of existing infrastructure.