

Applicant Submission

Company Name (if applicable):

Horizon Land Surveys

Applicant's Name:

Lei Wang

Date:

March 19th, 2023

LOC Number (office use only):

On behalf of the landowner, please accept this application to redesignate a +/-0.067 hectare site from R-C1 to H-GO to allow for:

- grade-oriented development in a range of housing forms where the dwelling units may be attached or stacked within a shared building or cluster of buildings in the form and at a scale that is consistent with low density residential districts;
- a maximum building height of 12 metres (an increase from the current maximum of 10 metres)
- flexible parcel dimensions and building setbacks that allow a diversity of grade-oriented housing
- the uses listed in the proposed H-GO designation.

The subject site, 1143 45 Street SW, is an end block lot located in the community of Westgate along 45 Street SW. The lot is currently developed with a single detached dwelling built in 1959. Rosscarrock Community Centre is located cross 45 Street to the East. A green space followed by multi-residential development exists immediately to the south of the site. The site is surrounded in the other directions by single detached dwellings.

The site is approximately 0.067 hectares in size. Lane exists to the west and south of the site. The site is well serviced by public transit with bus station along 45 Ave in about 50 meters.

Westbrook Communities Local Area Plan define this lot as Neighbourhood Connector which is applied to higher activity residential streets such as 45 Street. The land use encourage a broad range of housing types and support a higher frequency of units and entrances facing the street.

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The subject parcel is located within the Residential-Developed-Established area of the Municipal Development Plan. The applicable policies encourage redevelopment of established 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 established area, 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 H-GO provide for development forms that may be sensitive to existing residential development in terms of height, built form and density.

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.

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