

Applicant Submission

July 16, 2023

Re: Amendment to Applicant Submission

To Whom it May Concern

On behalf of my clients of 438 30 Avenue NW to inform you of an upcoming Land Use Amendment Application in the community of Mount Pleasant. The application is to propose that the land use for this property be changed from RC-2 to RC-G. The existing home on this property is a fifty year old single detached home and the client would like to redevelop the site. Due to the width of the lot, we see lots of potential here for a variety of unique design options. However, in order to proceed with the design process we will need a land use amendment. Based on our research, the location of this site supports the increased density we are proposing:

- Proximity to public transportation. This property is within 150 meters of a bus stop to a major public transit line downtown on 4th Street.
- Proximity to alternative transportation: 150m to 2nd street bikeway
- Supports the North Hill Communities Local Area Plan: proposal of a unique housing option walking distance from 4th Street [main street]

The status of this file is that we are currently responding to DTR comments. It is our understanding that the community has raised concerns regarding our previous building configuration (two sets of three-unit row houses). They were also concerned with the density proposed, privacy issues, height, and the vehicular traffic that this development may bring to this street. We have taken their comments seriously and strive to want to development something that will be welcomed to the neighborhood. Therefore, we have reconfigured our site plan to a conventional four-unit row house with four laneway garages with basement level secondary suites. The unit count has been reduced by two and the building footprint has since also been reduced by 8%. The proposed set back and depth of the units is in alignment with the neighboring homes and the building height has been amended to be complimentary to the adjacent sites, we envision a typical two-storey development. Please refer to the amended site plan. I will certainly be in communication with the community and neighbors again to inform them of this major change. The client strongly feels that we have made significant compromises and addressed the concerns of the community. We hope that the city planning department will proceed to support this land use amendment as we move forward with the application.