Applicant Submission

Company Name (if applicable):		LOC Number (office use only):
Horizon Land Surveys		
Applicant's Name:		
Lei Wang		
Date:		
July 3rd 2023		

On behalf of the landowner, please accept this application to redesignate the property at 2731 43rd Street SW from R-C1 to R-C2 to allow for:

- existing residential development and new contextually sensitive redevelopment in the form of duplex dwellings and semi-detached dwellings;
- a maximum building height of 10 metres (no change proposed);
- a maximum of 2 dwelling units (an increase from the current maximum of 1 dwelling);
 and
- the uses listed in the R-C2 District.

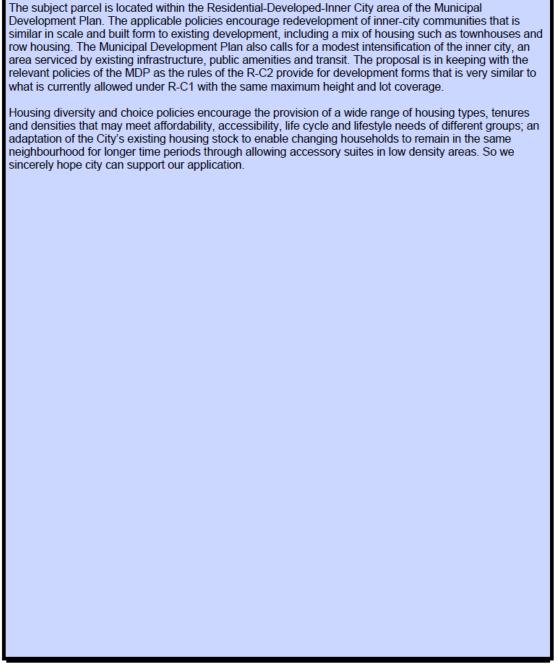
The intent is to develop a semi-datached dwelling similar to the ones already existing on the block. This was put forward in consideration of the current economic situation, high cost of homeownership in the area and also scale and built form of nearby houses

The subject site is a mid-block lot located in the beautiful community of Glenbrook. Two R-C2 lots exist to the south of the lot while R-C1 single dwelling lots are to the north and west. Cross the street on the east side of 43rd street and south side of 28 Ave are also R-C2 lots.

The site is approximately 0.062 hectares in size with rear lane existing to the west of the site. The property is currently developed with a one-storey single detached dwelling.

Vehicle access to the parcel is available and will be via the rear lane. The subject lot is located approximately 210 meters from a bus stop that provides access to the eastbound Route 6. Route 6 provides service to the Downtown core and connections to Primary Transit network.

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