

Applicant Submission

Company Name (if applicable):

Horizon Land Surveys

LOC Number (office use only):

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-detached 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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The subject parcel is located within the Residential-Developed-Inner City 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 R-C2 provide for development forms that is very similar to what is currently allowed under R-C1 with the same maximum height and lot coverage.

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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