

Applicant Submission

April 23, 2023

Company Name (if applicable):

Horizon Land Surveys

Applicant's Name:

Lei Wang

Date:

April 23rd, 2023

LOC Number (office use only):

LOC2023-0112

On behalf of the landowner, please accept this application to redesignate a +/-0.056 hectare site from R-C2 to R-CG to allow for:

- rowhouses in addition to the uses already allowed (e.g. single-detached, semi-detached, and duplex homes and suites)
- a maximum building height of 11 metres (an increase from the current maximum of 10 metres)
- a maximum of 4 dwelling units (an increase from the current maximum of 2 dwelling units)
- the uses listed in the proposed R-CG designation.

The subject site, 4903 20 Ave NW, is a corner lot located in the community of Montgomery along 48 Street and 20 Ave NW. The lot is currently developed with a single detached dwelling built in 1952. A R-CG lots exists to the south of the property on the other side of 48 Street. The lot is surrounded mostly by semidetached or single detached dwellings.

The site is approximately 0.056 hectares in size. A rear lane exists to the south of the site. Vehicle access to the parcel is available and will be via the rear lane. The site is about 165 meters from Bowness RD-city's primary transit network. Closet bus transit is about 75 meters away on 48 Street.

The subject parcel is located within "low density residential" within Montgomery Area Redevelopment Plan. The plan encourage low density residential developments in the form that is sensitive to surrounding houses. The proposed R-CG zoning is still considered low density residential developments and has been proved to be very successful especial for corner lot.

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-CG provide for development forms that may be sensitive to existing residential development in terms of height, built form and density.

The proposed R-CG is a Low Density Residential District. 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.