

Applicant Submission

March 19, 2023

Company Name (if applicable):

Horizon Land Surveys

LOC Number (office use only):

LOC2023-0143

Applicant's Name:

Lei Wang

Date:

March 19th, 2023

On behalf of the landowner, please accept this application to redesignate a +/-0.056 hectare site from R-C2 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, 602 8 Ave NE, is a corner lot located in the community of Renfrew along 8 Ave and 5 Street NE. The lot is currently developed with a single detached dwelling built in 1946. The lot is surrounded mostly by single detached or semi-detached dwellings in all direction except multi-residential houses on the other side of 8 Ave NE.

The site is approximately 0.056 hectares in size. A rear lane exists to the north of the site. Vehicle access to the parcel is available and will be via the rear lane. The site is about 260 meters from Edmonton Trail which is city main street and 150 meters from 6 ST.

The subject parcel is defined as neighborhood connector under North Hill Communities Local Area Plan. This category is to apply to higher activity residential streets. Developments under this category should: support a higher frequency of units and entrances facing the street; support higher density when located near commercial areas and transit station areas; and support the development of local commercial uses to serve nearby residents.

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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 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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