

Applicant Submission

Received 2023 August 21

Applicant's Submission

Company Name (if applicable):

Horizon Land Surveys

LOC Number (office use only):

LOC2023-0173

Applicant's Name:

Lei Wang

Date:

Aug. 21st, 2023

On behalf of the landowner, please accept this application to redesignate a +/-0.056 hectare site from R-C1 to R-C1N to allow for:

- single 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-C1N District.

The subject site, 1619 9 Street NW, is a mid-block lot located in the community of Rosedale along 9 Street NW. The lot is currently developed with a single detached dwelling built in 1949. There are a couple of C-COR lots already existing in the block. The lot is surrounded mostly by single detached dwellings.

The site is approximately 0.056 hectares in size. A rear lane exists to the west of the site. Vehicle access to the parcel is available and will be via the rear lane. The site is about 75 meters from 16 Ave and 100 meters from 10 Street, both are part of city's primary transit network. Many commercial establishments existing along 16 Ave and SAIT is also in very close proximity.

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-C1N provide for the similar kind of building format with same maximum height and lot coverage.

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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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