

Applicant Submission

Company Name (if applicable):

Horizon Land Surveys

LOC Number (office use only):

Applicant's Name:

Lei Wang

Date:

March 19th, 2023

On behalf of the landowner, please accept this application to redesignate a +/-0.058 hectare site from R-C2 to R-CG to allow for four units row houses development facing both 26 Street and 25 Ave SW.

The subject site, 2439 26 Street SW, is a corner lot located in the community of Killarney/Glengarry along 25 Ave and 26 Street SW. The lot is currently developed with a single detached dwelling built in 1954. The lot is surrounded mostly by single detached dwellings.

The site is approximately 0.058 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 200 meters from public transit along 26 Ave.

The site is located within neighbourhood local under Westbrook Communities Local Area Plan. The plan states that "building forms that contain three or more residential units should be supported on parcels with rear lane on a corner parcel".

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.

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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.

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