

# Applicant Submission

## Applicant's Submission

Company Name (if applicable):

Horizon Land Surveys

Applicant's Name:

Lei Wang

Date:

July 18th, 2023

LOC Number (office use only):

On behalf of the landowner, please accept this application to redesignate a +/-0.056 hectare site from M-C1 to MU-1f3.0h16 to allow for:

- commercial use at grade facing commercial street
- three story of residential use above commercial use
- a maximum height of 16 meters
- the uses listed in the proposed MU-1 designation.

The subject site, 2039 34 Ave SW, is a vacant mid-block lot located in the community of Altadore along 34 Ave SW. The lot is currently sitting vacant. The surrounding lots are mostly M-C1 with mix use lots on the corner and on north side of 34 Ave.

The site is approximately 0.065 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 a block away from 33 Ave SW, which is part of city's primary transit network.

The subject parcel is located within the Residential-Established Residential Area of the Municipal Development Plan. Modest redevelopment is encouraged in those areas. The land use policy indicate that new developments should incorporate appropriate densities, a mix of land uses and pedestrian-friendly environment to support an enhanced base or primary transit network.

34 Ave SW is also identified as a "Neighbourhood Main Street". The MDP encourages grade-oriented housing, low scale apartments and mixed use retail buildings within the main street, within the highest densities occurring near transit stops and in locations where they merge with Activity Centers, other Main Streets, and Future Comprehensive Plan Areas identified through a local area planning process.

We hope council can support our application.

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