

Applicant Submission

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Company Name (if applicable):

Horizon Land Surveys

LOC Number (office use only):

LOC2023-0187

Applicant's Name:

Lei Wang

Date:

July 6th, 2023

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 four units row house with basement suites.

The subject site, 901 20 Ave NW, is a corner lot located in the community of Mount Pleasant along 8 Street NW and 20 Ave NW. The lot is currently developed with a single detached dwelling built in 1945. The lot is surrounded mostly by 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 50 meters away from public transit along 20 Ave NW.

The site is categorized as "Neighbourhood Connector" under North Hill Communities Local Area Plan. The land use support a higher frequency of units and entrances facing the streets; support higher density when located near commercial areas and transit station areas; support a broad range and mix of housing types, unit structures and forms.

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