

Applicant Submission

Company Name (if applicable):

Designhaus Studio Inc

LOC Number (office use only):

Applicant's Name:

Rob Kieboom

Date:

October 27, 2023

The proposed application is for a three storey four unit multi-residential on two lots on the corner of 54th Avenue s.W. The site itself is naturally flat in nature and does not require any retaining walls or slope adaptive design.

The R-CG zoning for these joined parcels allows for a development of 5 units that are to be grade-oriented units all with independent access from grade. The intended use for developments under this land-use are that they are to be in close proximity to low density residential developments, provides outdoor space for social interaction, and provides for a variety of build forms all of which is the very definition of our development.

Parking on site is managed by four private garages each with storage withing for waste and recycling bins so no additional enclosures are necessary on site to house these bins. They will be brought out during collection and stored out of site when not required. The community has been changing over time and there are numerous examples of modestly intensive developments of a similar scale in the immediate vicinity of this site with the nearest example directly across the alley on another corner parcel. This development complies with the site coverage rules in the Bylaw, the landscape requirements and we well above the minimum amenity space requirements with private outdoor patios at grade.