

Applicant Submission

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Company Name (if applicable):

Horizon Land Surveys

LOC Number (office use only):

LOC2023-0226

Applicant's Name:

Lei Wang

Date:

August 1st, 2023

On behalf of the landowner, please accept this application to redesignate a +/-0.059 hectare site from R-C1 to R-C2 to allow for two singles developments.

The subject site, 91 Gloucester CR SW is a corner lot located in the community of Glamorgan. The lot is currently developed with a single detached dwelling built in 1957. The lot is surrounded mostly by single detached dwellings.

The site is approximately 0.059 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 in close distance to 37 Street SW and Richmond RD SW. Both roads are part of city's primary transit network. On the corner of Richmond RD and 37 Street, there are many commercial establishments. The site is within 2 mins walking distance.

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-C2 provide for the similar kind of building format with same maximum height and lot coverage.

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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