

Applicant Submission

Company Name (if applicable):

Horizon Land Surveys

Applicant's Name:

Lei Wang

Date:

October 19th, 2023

LOC Number (office use only):

On behalf of the landowner, please accept this application to redesignate a +/-0.057 hectare site from R-C2 to H-GO to allow for:

- grade-oriented development in a range of housing forms where the dwelling units may be attached or stacked within a shared building or cluster of buildings in the form and at a scale that is consistent with low density residential districts;
- a maximum building height of 12 metres (an increase from the current maximum of 10 metres)
- flexible parcel dimensions and building setbacks that allow a diversity of grade-oriented housing
- the uses listed in the proposed H-GO designation.

The subject site, 813 67 Ave SW is a mid-block lot in the community of Kingsland along 67 Ave, one block away from Glenmore TR and one block away from Elbow Dr. The site is currently developed with single detached dwelling built in 1930. To the north of the site are multi-residential M-C2 developments. There are R-CG or M-CG row houses developments in the same block. The site is surrounded in other directions by single detached dwellings. The site is approximately 0.057 hectares in size. Lane exists to the south of the site. The site is well serviced by public transit along Elbow Dr. and Glenmore TR.

Heritage Communities Local Area Plan definite the lot as Neighbourhood Connector and the building scale allows up to 4 storeys developments. Development in Neighbourhood Connector areas should support a higher frequency of units and entrances facing the street. 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 H-GO provide for development forms that may be sensitive to existing residential development in terms of height, built form and density.

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.