

# Applicant Submission

2023 October 23

This application proposes to redesignate the parcel 3432 Cascade Road NW from R-CG (Division 11: Residential: Grade Oriented Infill District) to H-GO (Division 1: Housing -Grade Oriented District)

The Landowner wishes to utilize this lot to construct an affordable housing development with 7 above ground units and 7 secondary suites for a total of 14 units. The goal with this development is to optimize the site features in order to create a development that not only fits in with the existing streetscape but that also provides affordable housing near several Major Activity Centres and major transit stops.

The subject site is located mid-block on Cascade Road with a total of 766.25sqm in area. A total of 7 parking stalls, 7 mobility storage units as well as 7 standard bike stalls will be provided with access via the rear and side lane.

The approved R-CG Redesignation that occurred in June 2023 met the goals of both the Banff Trail Area Redevelopment Plan as well as the recently approved Affordable Housing Strategy. What an H-GO designation will allow is a better-suited design for a mid-block pie-shaped lot, while still maintaining a modest streetscape. This lot meets three of four criteria in addition to being located within an Inner-City Community; making this development a natural fit to meet the goals that the City has outlined.