

# Applicant Submission

2023 December 12

Company Name (if applicable):

Horizon Land Surveys

LOC Number (office use only):

LOC2023-0328

Applicant's Name:

Lei Wang

Date:

December 12, 2023

On behalf of the landowner, please accept this application to redesignate a +/-0.085 hectare site from R-C1 to a 25 feet single house R-C1N and a 50 feet corner R-CG for 4 units row houses developments with basement suites.

The subject site, 2001 56 Ave SW, is a corner lot located in the community of North Glenmore Park along 56 Ave and 19 Street SW. The lot is about 75 feet wide and 122 feet long. It is currently developed with a semi-detached dwelling built in 1970. The lot is surrounded by single detached dwellings.

The site is approximately 0.085 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 proposal is to develop the site into a single house and corner lot row houses. So a subdivision application SB2023-0374 has been filed. The area the site is situated is very amenity rich with Glenmore Tennis Court, Aquatic Centre, Stu Peppard Arena and Athletic Park all within 2 mins of walk.

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-C1N and R-CG provide for development forms that may be sensitive to existing residential development in terms of height, built form and density.

The proposed R-C1N and R-CG is Low Density Residential District. With the lot being a corner lot, the impacts of higher density use on neighbouring lower density properties can be reduced. Housing that faces both streets adds to the residential appearance of the side

streets and tends to slow traffic and enhance pedestrian safety and experience on adjacent sidewalks.

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.