

Applicant Submission

2024 February 27

On behalf of the landowner, please accept this application to redesignate a +/-0.058 hectare site from Direct Control 29Z91 to R-CG to allow for:

- rowhouses, townhouses and cottage housing clusters in addition to the uses already allowed (e.g. single-detached, semi-detached, and duplex homes and suites)
- a maximum building height of 11 metres (an increase from the current maximum of 10 metres)
- a maximum of 4 dwelling units (an increase from the current maximum of 2 dwelling units)
- the uses listed in the proposed R-CG designation.

The subject site, 3003 27 Street SW, is a corner lot located in the community of Killarney/Glengarry along 28 Ave SW and 27 Street SW. The lot is current developed with a single detached dwelling built in 1953. Killarney/Glengarry Community Association is located immediately to the north of the site. Corner lots row house development is to the east of the site. The lot is surrounded in other directions by single detached dwelling.

The site is approximately 0.058 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 within 200 meters from Richmond RD which is part of city's primary transit network.

The project will seek LEED Gold Certificate. Measures like preserving existing mature trees, planting new landscaping, encouraging green roofs and walls, permeable pavement, EV charging and solar roof panels will be explored to improve project's climate resilience.

Westbrook Communities Local Area Plan states that building forms that contain three or more residential unit should be supported on parcels with rear lanes in few areas, one of which is corner parcel.

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

The proposed R-CG is a 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.