

# Applicant Submission

Applicant's Name:

Lei Wang

Date:

Nov. 9th, 2023

On behalf of the landowner, please accept this application to redesignate a +/-0.080 hectare site from R-C2 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 6 dwelling units (an increase from the current maximum of 2 dwelling units)
- the uses listed in the proposed R-CG designation.

The subject site, 212 32 Ave NE, is a mid-block lot located in the community of Highland Park along 32 Ave. The lot is currently developed with a single detached dwelling built in 1949. Row houses exists on the corners of the block. The lot is surrounded mostly by single detached dwellings.

The site is approximately 0.080 hectares in size. A rear lane exists to the north of the site. Vehicle access to the parcel is available and will be via the rear lane. The site is about 100 meters from Centre Street N.

North Hill Communities Local Area Plan support a broad range and mix of housing types, unit structures and forms. Additional, building forms that contain three or more residential units should be supported on higher activity streets, such as where there are adjacent regional pathways or higher volumes of private vehicle or pedestrian activity in a community; and, where the parcel has a lane and parking can be accommodated on site. The site is identified for higher density and scale residential uses as part of the "Neighbourhood Local" policy area, with the "Limited" scale modifier (up to 3 storeys).

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.

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.