

Applicant Submission

Company Name (if applicable):

Horizon Land Surveys

LOC Number (office use only):

Applicant's Name:

Lei Wang

Date:

Oct. 3rd, 2023

On behalf of the landowner, please accept this application to redesignate a +/-0.109 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 sites, 2131 & 2135 16A Street SW are two continuous mid-block lots along 16A Street in the community of Bankview. The lots are currently developed with single detached houses built in 1950. Rear lane is to the west of the site. The site is surrounded on north and south by single detached dwelling. Multi-residential developments exists to the west of the site. There are also many multi-residential and grade oriented developments in close proximity.

The site is in close distance to two city main street including 17 Ave SW (roughly 250 meters) and 14 Street SW (roughly 380 meters). Many commercial, institutional and amenity spaces exist in close distance along those two main streets.

The sites are under "conservation R-2" under Bankview ARP. To facilitate the development, the ARP needs to be revised to "Medium Density". Since the approval of Bankview ARP in 1981, the community has experienced significant growth and change resulting in several amendments. The proposed contextually sensitive development will bring the site more in alignment with current city growth plan.

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.

The sites are within 200 meters of 17 Ave SW Neighbourhood Main Street Area which meets the criterion of H-GO district. 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.