

Applicant Submission

Company Name (if applicable):

Horizon Land Surveys

Applicant's Name:

Lei Wang

Date:

Dec. 8th, 2023

LOC Number (office use only):

On behalf of the landowner, please accept this application to redesignate a +/-0.051 hectare site from R-C2 to M-CGd80 to allow for:

- a maximum building height of 12 meters (an increase from the current maximum of 10 meters)
- a maximum of 4 dwelling units (an increase from the current maximum of 2 dwelling units)
- the uses listed in the proposed M-CG designation.

The subject site, 2624 1 Ave NW, is a mid-block lot located in the community of West Hillhurst along 1 Ave NW. The lot is currently developed with a single detached dwelling built in 1952. Parkdale Missionary Church is on the corner of the block. Multi-residential M-C1 lots exist to the south of the site across 1 Ave NW. The lot is surrounded mostly by single detached or semi-detached dwellings in other directions.

The site is approximately 0.051 hectares in size. The density factor of 80 is chosen to limit the maximum number of units to 4. 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 Parkdale Blvd NW and 230 meters from Crowchild NW, both are primary transit. There are many commercial, recreational and social services exist on Parkdale Blvd NW.

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 M-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.