

Applicant Submission

Company Name (if applicable):

Horizon Land Surveys

LOC Number (office use only):

Applicant's Name:

Lei Wang

Date:

Feb. 29th, 2024

On behalf of the landowner, please accept this application to redesignate a +/-0.048 hectare site from R-C2 to M-C1 to allow for:

- Multi-residential development in addition to the uses already allowed (e.g. single-detached, semi-detached, and duplex homes and suites)
- a maximum building height of 14 metres (an increase from the current maximum of 10 metres)
- a maximum of 7 dwelling units (an increase from the current maximum of 2 dwelling units)
- the uses listed in the proposed M-C1 designation.

The subject site, 3139 37 Street SW, is a corner lot located in the community of Glenbrook along 32 Ave SW and 37 Street SW, which is part of city's primary transit. The lot is currently developed with a single detached dwelling built in 1961. A five lots H-GO is being proposed across 37 Street on the other side of 32 Ave. There are also many M-C1 or H-GO developments along 37 Street.

The site is approximately 0.048 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 a block away from AE Cross Junior High School and two blocks away from Richmond RD which is another primary transit. BRT station is in close distance.

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 define the lot as "Neighborhood Connector" with a building scale of up to 6 storeys. 37 Street is a major community corridor with convenient public transit, social, commercial establishments that serve local community

City has made major investment along 37 street improving the infrastructure in the area including fast transit BRT stations.

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.

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.