

Applicant Submission

2023 November 3

Company Name (if applicable):

Horizon Land Surveys

LOC Number (office use only):

Applicant's Name:

Lei Wang

Date:

Nov 1st, 2023

On behalf of the landowner, please accept this application to redesignate a +/-0.070 hectare site from DC29Z91 to R-CG to allow:

- rowhouse buildings, townhouses and cottage housing clusters in addition to what it is already allowed
- a maximum building height of 11 metres
- the uses listed in the proposed R-CG designation.

The subject site, 3216 30 Street SW, is a mid-block lot located in the community of Killarney/Glengarry along 30 Street SW. The lot is currently developed with a single detached dwelling built in 1954. The surrounding dwellings are mostly single detached or semi-detached houses although M-CG multi-house developments are immediately to the west of the site cross 30 Street.

The site is approximately 0.070 hectares in size. A rear lane exists to the east of the site. Vehicle access to the parcel is available and will be via the lane. The site is about 90 meters from Richmond RD, which is part of city's primary transit network. There are many bus routes along Richmond RD connecting to downtown and main transit hub.

The site is also in close proximity to Killarney School, Richmond Green Park, Community Association and commercial business establishments along Richmond RD.

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.