

Applicant Submission

Company Name: Horizon Land Surveys

Applicant's Name: Lei Wang

Date: March 7th, 2024

On behalf of the landowner, please accept this application to redesignate a +/-0.056 hectare site from R-C1 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 4 dwelling units (an increase from the current maximum of 2 dwelling units)
- the uses listed in the proposed R-CG designation.

The subject site, 2139 54 Ave SW, is a mid-block lot in the community of North Glenmore Park along 54 Ave SW, which is the main collector road in the community. The site is currently developed with a single detached dwelling built in 1959. Multi-residential developments exist on the east corner of the block and across the road of 54 Ave. There are many approved R-CG row house development in close proximity along 54 Ave. The lot is surrounded in the east and west by single detached dwellings.

The site is approximately 0.056 hectares in size. A rear lane exists to the south of the site. Vehicle access to the parcel is available and will be via the rear lane. Transit stops for Route 7 (Marda Loop) is located right at the front of the property. The site is close to on-street bikeway on 20 street and regional pathway connecting to Elow River Pathway System. The site is about 450 meters from Max Yellow bus stops along Crowchild. The surrounding area is very amenity rich including public schools, Athletic Park, Aquatic Centre, tennis court and many commercial establishments along Crowchild Trail.

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.

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.