

Applicant Submission

Horizon Land Surveys

Applicant's Name:

Lei Wang

Date:

March 1st, 2024

On behalf of the landowner, please accept this application to redesignate a +/-0.056 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 site, 502 21 Ave NW, is a corner lot located in the community of Mount Pleasant along 4 Street NW and 21 Ave NW. The lot is currently developed with a single detached dwelling built in 1943. The lot is along 4 Street and a block away from 20 Ave, which are both part of city's primary transit. A townhouse development is being constructed immediately to the north of the site across the lane. There are also many other approved row house or multi-residential developments along 4 Street. Mount Pleasant Community Association and St. Joseph Park are in close proximity.

The site is approximately 0.056 hectares in size. Lane exists to the north of the site. The site is well serviced by public transit with bus stations along 4 Street.

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.

North Hill Communities Local Area Plan define the lot as "Neighborhood Connector" with a building scale of up to 6 storeys. The proposal is well within the policy guidance.

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.

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.