

Applicant Submission

Company Name (if applicable):

Horizon Land Surveys

LOC Number (office use only):

Applicant's Name:

Lei Wang

Date:

March 15th, 2024

On behalf of the landowner, please accept this application to redesignate a +/-0.049 hectare site from R-C1 to M-CGd85 to allow for:

- Multi-residential development with maximum of 4 units in a variety of forms designed to provide some or all units with direct access to grade.
- a maximum building height of 12 meters (an increase from the current maximum of 10 meters)
- allows for varied building height and front setback areas in a manner that reflects the immediate context.
- in close proximity or adjacent to low density residential development
- the uses listed in the proposed M-CG designation.

The subject site, 2936 Blakiston Drive NW, is a mid-block lot located in the community of Brentwood along Blakiston Dr. The site is currently developed with a single detached dwelling built in 1961. Surrounding houses are mostly single detached. South of Blakiston Dr. are mostly multi-residential houses, high rises or park spaces. Brentwood C-Train station is within 200 meters of the site. There are many commercial, social, professional services within close proximity.

The site is approximately 0.049 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 rear lane. The site is within 200 meters of Brentwood C-Train station which provides convenient transit to everywhere in the city. The density factor of 85 was added after open house to provide residents certainty of number of units.

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.

- within 600 meters of primary transit stop
- Adjacent to existing or planned non-residential development or multi-unit development.
- Adjacent to or across from an existing or planned open space, park or community amenity.
- Along or in close proximity to an existing or planned corridor or activity center
- Direct Lane Access

The subject parcel is located within the Residential-Developed-Established 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.