

Applicant Submission

Company Name (if applicable):

Horizon Land Surveys

Applicant's Name:

Lei Wang

Date:

March 28th, 2024

LOC Number (office use only):

On behalf of the landowner, please accept this application to redesignate a combined +/-0.17 hectare three lots assembly 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.

Those three lots are 4016-4024 3 Street NW, located in the community of Highland Park along 40 Ave NW and 3 Street NW. The plan is to consolidate those three lots into one and redevelop the lots into grade oriented row house/townhouses. The sites are all developed with single detached dwellings. Row houses exist on the corner of the block along 2 Street NW. There are also H-GO lots along 40 Ave NW. The lots are surrounded in other directions by single detached dwelling.

The three lots combined is approximately 0.17 hectares in size. Lane exists to the west and south of the site. The lot is right by 40 Ave NW which is part of city's primary transit network. The lots are also within close proximity to James Fowler High School and many commercial and social establishments along 4 Street, 40 Ave and Centre Street. Centre Street main street is also within 200 meters of the site.

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.

Northhill Communities Local Area Plan define the lot as Neighbourhood Flex which is applied to corridors in the community that have commercial character, or in areas where commercial development would be appropriate, but is not required. The land use support a broad range of uses on the ground floor facing the street.

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.