

Applicant Submission

Company Name (if applicable):

Horizon Land Surveys

LOC Number (office use only):

Applicant's Name:

Lei Wang

Date:

November 16, 2023

On behalf of the landowner, please accept this application to redesignate a +/-0.058 hectare site from R-C2 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, 1446 26A Street SW, is a corner lot located in the community of Shaganappi along 14 Ave SW and 26A Street SW. The lot is currently developed with a single detached dwelling built in 1950. A M-CG development exists to the other half of the block cross the lane. The lot is surrounded mostly by single detached or semi-detached dwellings.

The site is approximately 0.058 hectares in size. A rear lane exists to the north of the site. Vehicle access to the parcel is available and will be via the rear lane. The site is about 150 meters from Bow Trail SW C-Train station which provides convenient public transit to downtown and other parts of the city.

Westbrook Communities Local Area Plan define this lot as "neighborhood local" and the building scale is up to 4 storeys. Building forms that contain three or more residential units should be supported on parcels with rear lanes: within transit station area core zones and transition zones; along a street identified as a main street or separated by a lane from a parcel along a main street; on a corner parcels; or adjacent to or separated by a road or lane from a school, park or open space greater than 0.4 hectares

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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.

The proposed R-CG is a Low Density Residential District. 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.

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