

Applicant Submission

Received on 2023 November 3

Company Name (if applicable):

Horizon Land Surveys

LOC Number (office use only):

Applicant's Name:

Lei Wang

Date:

March 23rd, 2023

On behalf of the landowner, please accept this application to redesignate a +/-0.060 hectare site from R-C2 to R-CG to allow for:

- rowhouses, townhouses, 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) with secondary suites
- the uses listed in the proposed R-CG designation.

The subject site, 339 Greenfield RD NE is located in the community of Greenview along Greenfield RD and 3 Street NE. The lot is currently developed with a single detached dwelling built in 1961. The house condition is deteriorating rapidly with no siding. Surrounding houses are mostly single detached dwellings.

The site is approximately 0.060 hectares in size. A rear lane exists to the west of the site. Vehicle access to the parcel is available and will be via the rear lane. The site is in very close distance to Edmonton TR, which is city main street. There are many green spaces in close proximity.

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.

Hope Council can support our application.

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