

Applicant Submission

2023 September 6

Company Name (if applicable):

Horizon Land Surveys

Applicant's Name:

Lei Wang

Date:

Sep. 6th, 2023

LOC Number (office use only):

On behalf of the landowner, please accept this application to redesignate a +/-0.055 hectare site from R-C2 to R-CG to allow for cottage club style house development with two buildings front and middle each with two units and shared yard followed by detached four car garage along the lane

The subject site, 2111 15 Street SW, is a middle block lot located in the community of Bankview along 15 Ave NW. The lot is currently developed with a single detached dwelling built in 1945. Row houses developments exist to the south end of the block. The lot is surrounded mostly by single detached dwellings.

The site is approximately 0.055 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 about 200 meters from 14 Street and 17 Ave SW which are both part of city's primary transit network.

The site is under conservation area of Bankview Area Redevelopment Plan approved in 1981. The policy calls for conservation areas function as stable residential areas and encourage preservation and enhancement of existing dwellings. The current building on site is built in 1945 and followed the building code at that time. Over the years, the condition of the building is deteriorating rapidly and require major structure work. The two single buildings to the south of the site (2115 & 2117 15 Street SW) were re-build in 2005 following the historical design elements of the area including varied and sloping rooflines; elevated front porches and entries; high degree of door and window detail; high degree of articulation wall; wood shingles and narrow clapboard or stucco with painted wood detail. Those are the guidelines we would also follow.

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

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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.

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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