

Applicant Submission

2023 August 15

Company Name (if applicable):

Horizon Land Surveys

LOC Number (office use only):

LOC2023-0266

Applicant's Name:

Lei Wang

Date:

Aug. 15th, 2023

On behalf of the landowner, please accept this application to redesignate a +/-0.065 hectare site from R-C1 to R-C2 to allow for:

- semi-detached dwellings;
- a maximum building height of 10 metres (no change proposed);
- the uses listed in the R-C2 District.

The subject site, 124 Haysboro Crescent SW is a corner lot located in the community of Haysboro. The site is currently developed with a single detached dwelling built in 1958. Surrounding developments are mostly single detached.

The site is approximately 0.065 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 lane. The site is along 14 Street SW, which is part of city's primary transit network. The surrounding area is very amenity rich with Haysboro Community Association, Glenmore Reservoir, and many business establishment along 90 Ave and 14 Street SW.

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-C2 provide for the similar kind of building format with same maximum height and lot coverage. 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.

FOIP DISCLAIMER: The personal information on this form is being collected under the authority of The Freedom of Information and Protection of Privacy (FOIP) Act, Section 33(c). It will be used to provide operating programs, account services and to process payments received for said services. It may also be used to conduct ongoing evaluations of services received from Planning & Development. Please send inquiries by mail to the FOIP Program Administrator, Planning & Development, PO Box 2100, Station M, Calgary, AB T2P 2M5 or contact us by phone at 311.