

Applicant Submission

Company Name (if applicable):

Horizon Land Surveys

LOC Number (office use only):

Applicant's Name:

Lei Wang

Date:

July 15th, 2024

On behalf of the landowner, please accept this application to redesignate a +/-0.063 hectare site from R-CG to Direct Control (R-CG) to remove single detached, semi-detached and duplex from uses.

The lot is currently already zoned as R-CG. There is already an approved DP2023-05562 for four units row house with basement suites. With the lot along 20 Ave and super close to C-train station, we consider this as an appropriate use of the land. However the restrictive covenant on title 1358GL states that only single detached is allowed which is contradict with zoning policy. Established court cases requires us to rezone the lot to DC (R-CG) so to make it clear that row houses is the use for the land.

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.

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.