

Applicant Submission

Company Name (if applicable):

Horizon Land Surveys

Applicant's Name:

Lei Wang

Date:

June 17th, 2024

LOC Number (office use only):

On behalf of the landowner, please accept this application to redesignate a +/-0.11 hectare site from R-C2 to DC (H-GO) to allow for:

- grade-oriented development in a range of housing forms where the dwelling units may be attached or stacked within a shared building or cluster of buildings in the form and at a scale that is consistent with low density residential districts;
- a maximum building height of 12 metres (an increase from the current maximum of 10 metres)
- flexible parcel dimensions and building setbacks that allow a diversity of grade-oriented housing
- the uses listed in the proposed H-GO designation excluding singles, semi-detached or duplex to deal with restrictive covenant 1358GL.

The subject site, 2407 23 Street NW and 2406 23 Ave NW, are two continuous lots in the community of Banff Trail. The two lots are currently occupied by single detached dwellings built in 1952. Surrounding houses are mostly single detached or semi-detached although there are also a couple of city approved R-CG lots along 23 Ave and mixed use applications currently underway along capitol hill Cr close to Banff Trail C-Train Station. The site is within 100 meters of the major activity center.

The sites combined are approximately 0.11 hectares in size. Lane exists to the south of the site. The site is well serviced by public transit with C-train station within 100 meters of the site. Restrictive covenant 1358GL is commonly registered in the area which is the reason we seek Direct control zoning instead of H-GO directly.

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 H-GO provide for development forms that may be sensitive to existing residential development in terms of height, built form and density.

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.