

# Applicant Submission

Company Name (if applicable):

Hanson Properties Inc.

LOC Number (office use only):

Applicant's Name:

Susan Dodge

Date:

February 3, 2025

With the City's need for more housing, we thought that this would be a good time to look at rezoning our land to Commercial - Corridor 2 f1.75h37 (C-COR2 f1.75h37) District. This will allow us to redesign the land for a mixed-use development (commercial uses on the ground floor and dwelling units above) with a maximum building height of 37 metres (up to 10 storeys) and also allow for a total maximum building floor area of approximately 28,060 square metres based on the existing floor area ratio of 1.75.

We propose to start redevelopment with an apartment building in the SW corner of our site and a small three unit shopping strip on the northern side of the site.

The new apartment building would allow for mixed use development in that the Hanson Properties office and one other commercial use would be on the ground floor and there would be five floors - each with three dwelling units above. The building would maintain the existing modifiers f1.75 (floor area ratio) and h37 (height).

Our site has Macleod Trail on the west side and Bonaventure Drive on the east side.

Across Macleod Trail from us are the London Towers apartment buildings. Close by are several low-rise residential developments along Bonaventure Drive, in the Acadia community.

With its proximity to the Heritage LRT station and shopping, we think this is an ideal site for an apartment building.

While current zoning allows for a building of up to 10 stories, the proposed apartment building is four stories shorter than the Carriage House Hotel next door.

On the north 100 feet of our site is a pipeline right of way. Although there are many parking stalls there, it is practically empty of cars most of the time, as are most of the parking stalls on the west side of our site, close to Macleod Trail. There is ready access to the fire hydrant on Macleod Trail, if ever needed.

If there is more information that you need, please let us know.