

# Applicant Submission

**Company Name:**

Horizon Land Surveys

**Applicant's Name:**

Lei Wang

**Date:**

November 17, 2024

On behalf of the landowner, please accept this application to redesignate a +/-0.076 hectare site from R-CG to 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.

The subject site, 1511 8 Ave SE, are mid-block lot located in the community of beautiful Inglewood along 8 Ave SE. The current lot is occupied by two singles built in 1905. Mills Park and Playground is immediately to the south of the site. A multi-residential development is under construction for the corner lot to the west. The lot is surrounded in other directions by single detached dwellings.

The site is approximately 0.076 hectares in size. Lane exists to the south of the site. The site is well serviced by public transit with bus station along 9 Ave within 100 meters of the site. The site is within neighborhood main street where many commercial, social and recreational facilities are located. Bow River pathway is also within close distance.

The project is intended to 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 H-GO 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.