

Applicant Submission

Company Name (if applicable):

Horizon Land Surveys

LOC Number (office use only):

Applicant's Name:

Lei Wang

Date:

July 9th, 2024

On behalf of the landowner, please accept this application to redesignate a +/-0.095 hectare site from C-N2 to MU-1f4.0h20 to allow for:

- Mixed use developments along main street
- At grade developments along commercial street
- Maximum floor ratio of 4.0
- Maximum height of 20 meters
- The Uses allowed under MU-1

The subject site, 115 36 Ave NE, is a corner lot located in the community of Highland Park along Centre ST N and 36 Ave NE. The lot is currently sitting vacant. Surrounding houses are a mixed residential and commercial use with M-X2 lot sitting to the north of the site. The site is approximately 0.095 hectares in size. A rear lane exists to the west of the site. The lot is along Centre Street and within urban main street

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.

North Hill Communities Local Area Plan define the lot as "Neighbourhood Commercial" with building scale of up to 6 storeys. The current proposed floor ratio and maximum height of 20 meters was choose to align with LAP. The policy supports a range of uses in stand-alone or mixed use buildings. Development in Neighbourhood commercial areas should: integrate larger commercial or residential uses behind or above smaller units facing the street; and provide well-marked primary entrances for ground floor units facing the street. Centre Street N is the main corridor in the community and has many establishments in the range of uses that serve the community. Convenient public transit also exists along Centre Street connecting to all parts of the city.



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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.

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.