

Applicant Submission

Company Name (if applicable):

Marcel Design Studio Ltd

LOC Number (office use only):

Applicant's Name:

Alex Dobrin

Date:

Dec 12, 2024

Ramsay Area Redevelopment Plan - (Statutory - 1994):

The subject site is identified as the Low Density Residential land use as per Map 1 of the ARP. Low density residential development is the dominant land use and form of housing in Ramsay. The stock is generally older, with most of residential Ramsay developed by 1914. It is primarily reflected in single-family housing, with substantial conversion of single-family to two family housing, duplex, and semi-detached. Because of the varied building form and character in many areas, and varied lotting patterns and sizes, Ramsay has been divided into residential sub-areas for more detailed analysis. The subject site is included within sub-area #3. Sub-area #3 exhibits an "R-1 look" (from Land Use Bylaw 2P80) in terms of its homogeneous 50's bungalows. The main housing types in Sub-area #3 consists of raised bungalows and 50's style bungalows.

To allow for the proposed infill development, a minor policy amendment to the Ramsay ARP is required.