

Applicant Submission

2025 April 19

Company Name (if applicable):

Horizon Land Surveys

LOC Number (office use only):

Applicant's Name:

Lei Wang

On behalf of the landowner, please accept this application to redesignate a +/-0.058 hectare site from Direct Control to R-CG. This lot is not part of city's blanket rezoning to R-CG since it is Direct Control zoning. The DC bylaw restrict the use of land to either single or duplex with no basement suites. The application is to bring the lot to R-CG to be consistent with other lots so basement suites can be allowed. No policy amendment to Westbrook Communities Local Area Plan is being proposed.

The subject site, 3209 28 Street SW, is a mid-block lot located in the community of Killarney/Glengarry along 28 Street SW. The lot is currently developed with a single detached dwelling built in 1953. A H-GO row house development exists on the north corner of the block along Richmond RD. There are also two more H-GO developments approved across the lane along 29 street. The lot is surrounded mostly by single detached dwellings.

The site is approximately 0.058 hectares in size. A rear lane exists to the west of the site. Vehicle access to the parcel is available and will be via the rear lane. The site is within 50 meters of Richmond RD which is part of city's primary transit network where convenient public transit is offered. The lot is also half a block from 29 street which is the main collector road in the community.

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.

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

The lot is under Neighbourhood local under Westbrook Communities Local Area Plan with a building scale of up to 4 Storeys. Neighbourhood local area is characterized by primarily residential uses that support a range of housing types, unit structures and forms.

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.