

# Applicant Submission

Company Name (if applicable):

Horizon Land Surveys

Applicant's Name:

Lei Wang

Date:

Oct. 29th, 2024

LOC Number (office use only):

On behalf of the landowner, please accept this application to redesignate a +/-0.11 hectare site from R-CG to Direct Control (H-GO) to:

- a maximum building height of 12 metres (an increase from the current maximum of 11 metres)
- flexible parcel dimensions and building setbacks that allow a diversity of grade-oriented housing
- remove single detached, semi-detached or duplex from use to tackle restrictive covenant registered on title

The reason direct control was used instead of H-GO directly is because of the restrictive covenant on titles 3733GE and 8521GH.

The subject site, 1835 & 1831 13 Ave NW, are two continuous lots in the community of Hounsfield Height/Briar Hill along 13 Ave NW. The lots are currently developed with single detached dwelling built in 1950. Surrounding houses are mostly single detached with Central Church located to the north of the site.

The sites combined is approximately 0.11 hectares in size. Lane exists to the south of the site. The site is within 130 meters of Lion's Park LRT Station providing convenient access to nearby commercial businesses, institutional buildings and downtown Calgary. The site is also in very close distance to schools, parks, commercial businesses (North Hill Centre), a public library, MAC Orange BRT Stations (along 16 Ave NW).

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.

Phase 4 of Riley Communities Local Area Plan closed on June 11th, 2024. Although not a statutory policy yet, the proposed land use is in alignment with the applicable urban form category and building scale modifier found in the draft Riley Communities Local Area Plan.

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.

With the lot being a corner lot, the impacts of higher density use on neighbouring lower density properties can be reduced. Housing that faces both streets adds to the residential appearance of the side streets and tends to slow traffic and enhance pedestrian safety and experience on adjacent sidewalks.

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.