

Applicant Submission

Company Name (if applicable):

Horizon Land Surveys

LOC Number (office use only):

Applicant's Name:

Lei Wang

Date:

March 16th, 2025

This is the second land use amendment application we have to make for this specific lot. Our first application was made on March 30th, 2023 under LOC2023-0078. After long engagement with local residents, community association and discussions with city administration, land use bylaw 242D2024 was passed in three reading by city Councillors on September. 10th, 2024. We made our intention clearly at that time that we would like to do:

- rowhouse buildings, townhouses and cottage housing clusters in addition to what it is already allowed
- a maximum building height of 11 metres
- the uses listed in the proposed R-CG designation.

After the zoning was approved, we filed DP application (DP2024-08494) for cottage cluster style housing for 5 units with 5 basement suites. Now we were told that since LAP Reconnect was rejected by councillors, the proposal can't be supported due to conflict with building forms policy for more than three units under "Neighbourhood local" of Westbrook Communities Local Area Plan.

So we are filing this second land use to modify the Westbrook Communities LAP by way of including the subject lot at 3216 30 Street SW amongst those where building forms with 3 or more units are supported

The current proposal is grade-oriented low density housing. We hope Councillors can recognize all the troubles owners have to go through and support this amendment.