

Applicant Submission

Company Name (if applicable):

Horizon Land Surveys

Applicant's Name:

Lei Wang

Date:

May 25th, 2025

LOC Number (office use only):

As part of city's blanket rezoning process, this lot and #525 are both already zoned as R-CG. we are filing this application for minor policy amendment so we can combine #523 and #525 to building 6 dwelling units. As per Bridgeland-Riverside Area Redevelopment Plan, both parcels lay within the conservation area. The predominate residential uses in the conservation area, appropriate for residential low density district, are single-detached, semi-detached and duplex dwellings. Development within the conservation area should be compatible with the existing streetscape in terms of building height, building form, architectural massing, etc. The Policy notes that 525 9 Street NE is suitable for low density multi-residential development; however the same exemption of the conservation area policies is not applied to 523 9 Street NE. Thus we are filing this policy amendment.

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.