

Applicant Submission

Company Name (if applicable):

Horizon Land Surveys

LOC Number (office use only):

Applicant's Name:

Lei Wang

Date:

Aug. 28th, 2025

On behalf of the landowner, please accept this application to redesignate a +/-0.11 hectare site from M-CGd72 to M-CG to allow for maximum density of 111 under M-CG than the current density factor of 72. This maximum density will support 12 units with 12 basement suites. After discussion with local residents and community association, the number of units is reduced to 9 units with 9 basement suites. A development permit has already been submitted and will be further revised based on additional comments received from the community association including siding color, material, landscaping, privacy screening etc.

The subject site, 301-307 15 Ave NE, are three continuous lots located in the community of Crescent Heights along 15 Ave NE and 2 Street NE. The sites are currently occupied by single detached houses built in 1930s. Single detached houses exist on the west of the site cross 2 Street. The sites are surrounded in all other directions by other multi-residential zoning houses including M-CG, M-C1 or mixed use and commercial zoning.

The site is approximately 0.11 hectares in size. A rear lane exists to the south of the site. Vehicle access to the parcel is available and will be via the rear lane. The site is within two urban main street including 16 Ave NE main street and Edmonton Trail main street. Those main streets are where major commercial, recreational, office and convenient public transit are located.

The site is defined as neighborhood local with building scale of up to 6 storeys under North Hill Communities Local Area Plan. Neighborhood local areas are characterized by a range of housing types and home-based business. The LAP states that building forms that contain three or more residential units should be supported in the following areas: within transit station area; near or adjacent to an identified main street or activity centre; on higher activity streets, such as where there are adjacent regional pathways or higher volumes of private vehicle or pedestrian activity in a community and; where the parcel has a lane and parking can be accommodated on site.

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

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.