

## Applicant's Submission

This application proposes the redesignation of the subject property from R-C2 to R-CG. There is currently a duplex development on the property (2525 and 2527 16a Street NW). Redevelopment of the property is not being contemplated. This application would be to allow for secondary suites in the existing building.

The subject site is located on a lane. Parking is provided in on a pad at the rear of the property.

Transit access to the site is good. Routes 65 (Downtown West/Market Mall) and 105 (Dalhousie/Lion's Park) are available less than 400m from the subject parcel. These routes serve the surrounding community and have direct access to downtown and LRT Stations. Route 414 (14 Street Crosstown) is also available on 14 Street NW approximately 400m from the subject parcel with direct access to west downtown, the Beltline and the Lion's Park LRT Station.

The subject site is included in the Developed – Established Area of the Municipal Development Plan. The Established Areas are "primarily residential communities containing a mix of low- and medium-density housing with support retail in close proximity." Modest redevelopment of Established Areas is encouraged in the MDP (3.5.3 a.)

This proposal is in line with other overarching policies of the MDP including:

2.2.5 a. Encourage growth and change in low-density neighbourhoods through development and redevelopment that is similar in scale and built form and increases the mix of housing types such as accessory suites, semi-detached, townhouses, cottage housing, row or other ground-oriented housing.

2.3.1 a. Provide for a wide range of housing types, tenures (rental and ownership) and densities to create diverse neighbourhoods that include:

- i. A mix of housing types and tenures, including single detached, ground-oriented (e.g., duplexes, row houses, attached housing, accessory dwelling units and secondary suites), medium- and higher density and mixed-use residential developments; and,
- ii. A range of housing choices, in terms of the mix of housing sizes and types to meet affordability, accessibility, life cycle and lifestyle needs of different groups.

The subject parcel is located in the Low Density Residential Area of the North Hill ARP which covers the communities of Capitol Hill, Mount Pleasant and Tuxedo Park. The intent of this Area is to "maintain stability in the community and to protect the existing residential character and quality of the neighbourhood."

The Low Density Rowhouse Policy Area is present adjacent to the site to the north. Medium Density Mid-Rise is located to the northeast.

A minor ARP amendment will likely be required to allow for R-CG on the subject parcel. Map 4 of the ARP may be amended to include the subject parcel in the Low Density Rowhouse Area would allow for the R-CG designation. The Low Density Rowhouse Area is intended to "allow for a modest increase in density with a greater variety of housing types while still being in scale with the existing context." Though no redevelopment is proposed as a result of this application the proposal is in scale with the surrounding area which is predominantly characterized by grade oriented low density dwellings which this proposal will not alter.

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Permit Masters discussed the application with a representative of the Community Association's Planning Committee and a member of Councillor Farrell's staff prior to submission. The proposal was also discussed in a pre-application meeting (PE2018-00690).

The pre-application comments included a requirement to contact neighbours regarding the application. Letters were hand delivered on July 19 to approximately 30 properties surrounding the subject site. We were directly contacted by one neighbour who had questions on clarification on the application but expressed no large concerns. No other neighbours have contacted us at the time of submission of this application.

We will continue to engage with the Councillor's office, Community Association and adjacent neighbours on the application as it progresses.

We believe that this application should be supported. The R-CG District will allow for secondary suites in the existing dwelling and no redevelopment of the site is proposed.

- Transit access to the site is very good with 3 routes available within 400m of the subject property
- Ample parking is available from the rear lane and is provided on a parking pad
- Redevelopment is not being contemplated as a result of this application – there will be no negative impacts to adjacent neighbours as a result
- Rowhouses require direct at grade access to a public road or sidewalk which restricts the number of units that can be accommodated on the site as it is not located on a corner parcel
- The public engagement completed to date has not revealed any significant concerns with the proposal