

# Applicant Submission

Company Name (if applicable):

TRICOR DESIGN GROUP

Applicant's Name:

AHMED GOUDA

Date:

Oct. 14, 2021

LOC Number (office use only):

5127 19 AV NW

On behalf of the landowner, please accept this application to redesignate the subject land from current R-C1 to R-C2 to allow two singles/duplex developments. The maximum height will stay at the same 10 meters.

The current site has old bungalow with detached garage on the lane side. The Site is very close to the Bow River and Shouldice Park. The Site also not very far from University of Calgary, Children Hospital, and many other services.

We completed the "Community Outreach Assessment" and the project impact score is "1A". Furthermore, we are approached the Community Association for their engagement.

The Community Association advised that they are not in support to any redesignation from R-C1 to R-C2 in general, without providing any explanation or reasons to their position. No further communication was conducted.

Policy Alignment:

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 R-C2 provide for development forms that may be sensitive to existing residential development in terms of height, built form and density.

The proposed R-C2 only represents a small increase of density and a better use of the current land. With its closeness to so many commercial and recreational establishments, we believe it is a good proposal for the city. Hope you can support the proposal.