

Applicant Submission

LAND USE AMMENDMENT 2531 36 STREET SE

The site consists of a 1500 square foot bungalow cornering 26 avenue and 36 street SE. Across all three corners are commercial strip mall type developments and a school. There are no immediate plans for development. I have approached both neighboring properties asking if they would entertain a sale so we could have a bigger footprint for development, nether was interested but do have our contact info and would let us know when ready to sell.

The site is feasible and can accommodate a small scale development under the CN-1 guidelines. All the requirements for CN-1 development can be achieved. It has street and lane access, fronts onto high traffic roads and controlled intersection. Street parking and onsite parking can easily be achieved that being said there are no requirements for parking under the CN-1 guidelines. The site as is could be converted and used under the CN-1 guidelines meeting all height, property setbacks and parking requirements. Floor area ratio is 1.0 with a maximum height of 10 metres. It would easily allow a small single or two storey development of 2000-4000 square feet that would be practical for a site of this size. There are no concept plans at the moment as we are still trying to acquire one or two of the neighboring properties, that being said the property on its own is still developable and feasible.

Najel Salem