

Applicant Submission

Applicant's Submission

Company Name (if applicable):

Tricor DesignGroup Inc.

LOC Number (office use only):

Applicant's Name:

Ahmed Gouda

Date:

Sept 23, 2022

920/928 35th Street SE

On behalf of the landowner, please accept this application to redesignate the subject land from current R-C1 to R-CG to allow Row-Houses developments.

The current sites has old bungalows with detached garage at one site. These sites are facing R-C2 lots from lane side. There is M-C2 lot at 36 ST. SE & 10 Ave. SE. Also there is R-CG lot at end of facing block at 36 ST. SE.

We approached the Community Association for their engagement. We still waiting their feedback.

Policy Alignment:

The subject parcel is located within Residential Developed Established 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-CG provide for development forms that may be sensitive to existing residential development in terms of height, built form and density.

The proposed R-CG only represents a small increase of density and a better use of the current land. With its nearby R-CG & M-C2 lots, we believe it is a good proposal for the city.

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