

# Applicant Submission

Company Name (if applicable):

TRICOR DESIGN GROUP

LOC Number (office use only):

Applicant's Name:

AHMED GOUDA

Date:

May 12, 2022

4919 22 Ave NW

The proposal is to rezone from R-C1 to R-C2. The density under R-C2 could include up to 2 units which is the intention for the rezoning of this lot.

- The requested Zoning of R-C2 is the minimum change from lowest density district (R-C1) to the second lowest density district (R-C2). This application would permit the smallest increase in growth under the current Land Use Bylaw and Municipal Development Plan.
- The R-C1 & R-C2 share exact Bylaws for allowed Building's size, height, and massing (e.g. both zoning allows 45% coverage, max. 10m height ..etc.). Essentially, this application is requesting permission to build the same size of building as is already allowed.
- Under R-C2, Semi-Detached units will be provided with 4 Cars garage (2 parking stalls for each unit) which eliminates the need for street parking for residents.
- This application treats adjacent neighbors with as much respect as the current Land Use District.
- Simultaneously, this application adds more family-sized housing options for future neighbor.

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