

Applicant Submission

Company Name (if applicable):

Tricor DesignGroup Inc.

LOC Number (office use only):

LOC2022-0176

Applicant's Name:

Ahmed Gouda

Date:

APR. 27, 2023

3432 Cascade Road NW

On behalf of the landowner, please accept this application to redesignate the subject land from current R-C2 to R-CG to allow Row-Houses developments. The maximum height will stay at the same 10 meters.

The current site has 4 level split single detached house with an attached garage with street-front asphalt driveway. the site facing a street at south and lanes at west and north sides, with neighbor at only one side from east. The Site close to R-CG lots/block at Creston CR NW as well as many R-CG lots on same road (Cascade RD NW) & 24th STR. NW.

We approached the Community Association for their engagement. No response received.

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-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 lots and having lanes at 2 sides and road at one side, we believe it is a good proposal for the city.