

Applicant Submission

Company Name (if applicable):

Tricor Design Group Inc.

Applicant's Name:

Ahmed Gouda

Date:

APR. 19, 2023

LOC Number (office use only):

LOC2022-0171

1111 8th Ave NE

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 old bungalow with detached garage and open gravel driveway. The Site is next R-CG lot with new modern built 4 Plex. Across road of 8th Ave. NW there are M-C1 lots with row-houses.

We completed the "Community Outreach Assessment" and the project impact score is "1A". Furthermore, 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 adjacent R-CG lot and facing M-C1 lots, we believe it is a good proposal for the city.