

Applicant Submission

Company Name (if applicable):

Tricor Design Group Inc.

LOC Number (office use only):

LOC2023-0058

Applicant's Name:

Ahmed Gouda

Date:

March 7, 2023

5011 21 Avenue NW

On behalf of the landowner, please accept this application to re-designate the subject land from current R-C1 to R-C2 to allow Semi-Detached developments. Many of the bylaws in place for R-C2 are similar to R-C1 in terms of maximum height, parcel coverage and setbacks.

The current site has older bungalow with detached garage. The Site is next to the Faith Tabernacle and there are several rezoned lots on 21st Ave being 5003, 5008, 5018 and 5112. This site is also in close proximity to a major collector in 16th Ave with many services, shops and amenities. It is also reasonably close to major recreation facilities at Shouldice Park and the Children's Hospital.

We completed the "Community Outreach Assessment" and the project impact score is "1A". Furthermore, we have approached the Community Association for their engagement. At this time, we are still awaiting their feedback. We will follow up with a phone call to the association.

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 Semi-Detached and 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-C2 provide for development forms that may be sensitive to existing residential development in terms of height, built form and density.

The proposed R-C2 represents a small increase of density and new development fits within the current bylaws and land configuration. With its proximity to many amenities and services, this is a modest increase and will provide viable housing options for the community which also fits within the goals of the MDP.

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