

Applicant Submission

Applicant's Submission

Company Name (if applicable):

Tricor Design Group Inc.

LOC Number (office use only):

Applicant's Name:

Ahmed Gouda

Date:

Sep. 11, 2023

9 Cottage Street NW

On behalf of the landowner, please accept this application for a land redesignation to the subject land from R-C2 to R-CG to allow for a variety of new housing forms. Current bylaws allow for various heights of the buildings depending on the housing type, allowing a maximum of 11m in front units and 8.6m in rear units if that is the final design submitted for DP.

The current area is primarily bungalows and this site has a bungalow with no provisions for offstreet parking. The subject property has a lane on two sides. All the surrounding lots on Cottage, 40th and Holland are currently designated R-C2.

We completed the "Community Outreach Assessment" and the project impact score is "1B". We gave the B designation as this type of a redesignation would present a change to the current single family bungalows and we anticipate some feedback. At the time of our submission we have had no feed back but will update as more information becomes available.

Policy Alignment:

The subject parcel is located within the Developed Residential – Established Area of the MDP. The applicable policies encourage redevelopment of 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-C2 lots, we believe this is a good fit for the community.

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