

# Applicant Submission

2023 August 3

## Applicant's Submission

Company Name (if applicable):

Tricor Design Group Inc.

Applicant's Name:

Ahmed Gouda

Date: August 3, 2023

LOC Number (office use only):

8124 47TH AVE NW

On behalf of the landowner, please accept this application to redesignate the subject land from current R-C1 to R-C2 to allow Semi-Detached developments. The maximum height will stay at the same 10 meters.

The current site has old bungalow with detached garage. The Site also not very far from many services and Recreational areas in addition to the Hospital.

We completed the "Community Outreach Assessment" and the project impact score is "1A". Furthermore, we approached the Community Association for their engagement. We still waiting their feedback.

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 only represents a small increase of density and a better use of the current land. With its closeness to so many commercial and recreational establishments, we believe it is a good proposal for the city.

**FOIP DISCLAIMER:** The personal information on this form is being collected under the authority of The Freedom of Information and Protection of Privacy (FOIP) Act, Section 33(c). It will be used to provide operating programs, account services and to process payments received for said services. It may also be used to conduct ongoing evaluations of services received from Planning & Development. Please send inquiries by mail to the FOIP Program Administrator, Planning & Development, PO Box 2100, Station M, Calgary, AB T2P 2M5 or contact us by phone at 311.