

Applicant Submission

Company Name (if applicable):

Homes by Sorensen Ltd.

Applicant's Name:

Heather Sorensen

Date:

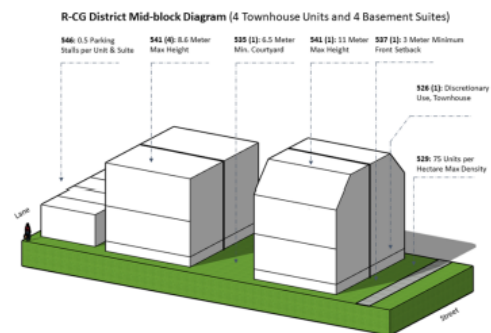
April 20, 2023

LOC Number (office use only):

As a homeowner in the Mount Pleasant Community with this Investment Property a block from my own home, we see the opportunity to update this existing location to meet green initiatives and provide more diverse housing offering. This unique land parcel can take advantage of the amended R-CG re-designation in being an extra deep and corner laneway lot; it can provide housing options that allow for a broader range of income levels and living accommodation needs in our highly desirable and vibrant area of the city.

With the approval of the land use amendment, we intend on keeping the current semi-detached located off of the front of 24 Street NW. And add backyard dwellings, parking off the back lane and a courtyard between the current semi-detached dwellings and the future back land attached dwellings.

The final outcome would be that of the model shown below:



In addition, we are working with a design team and building team that understand our desire for this to be a Green Initiative as well as a fit for purpose development within Mount Pleasant and AREA redevelopment plan. We intend to build with a minimum 30% greener ideally net zero living, create desirable living spaces that make sense for the lot, and SMART objectives for a diverse potential demographic that will want to live here. Our Design Intention will make better use of existing infrastructure, a participant in helping increase population growth, and promote use of our green space like confederation Park which is steps from this lot. We are reaching out to SAIT, our surrounding community, and green initiatives to utilize: materials, design, simplicity and cost-effective solutions that are greener and quality living.

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