

Applicant Submission

2023 June 30

Applicant's Submission

Company Name (if applicable):

Tricor Design Group Inc.

LOC Number (office use only):

LOC2023-0184

Applicant's Name:

Ahmed Gouda

Date:

June 30 / 2023

4023 Center B Street NW

On behalf of the landowner, please accept this application for a land redesignation to the subject land from R-C2 to H-GO 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 height.

The current area is a mixture of commercial, retail, a church and residential. The site is larger than the normal 15.24m in width. H-GO allows for Multi-Family developments that align with the surrounding developments.

We completed the "Community Outreach Assessment" and the project impact score is "1A". Because of the location and development in the immediate area we do not anticipate a push back.

Policy Alignment:

The subject parcel is located within the NHLAP and is identified in a Neighborhood Flex area and is one block West of a major connector. It is also noted as a Low - Modified up to 4 stories, Enhanced Pedestrian Corridor, and a Recommended Cycling Network in the NHLAP. The proposal is in keeping with the relevant policies of the MDP and the NHLAP as the rules of the H-GO provide for development forms that may be sensitive to existing residential development in terms of height, built form and density.

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