

Applicant Submission

Company Name (if applicable):

TRICOR DESIGN GROUP

LOC Number (office use only):

Applicant's Name:

AHMED GOUDA

Date:

MAY 08, 2023

The parcel in question is a small strip of land that has been deemed surplus land by the City of Calgary. It was originally allocated for a road way to connect from Panatella Square to other parts of the community. Future community plans that were submitted for approval incorporated a different configuration and the land was not used for a connector, and therefore became virtual impossible to develop due to its configuration.

The area has not been slated for any type of park or tree planting allocations that we could find. Given the location and shape of the parcel, the parcel would basically be "barren" land with limited access.

With the adjacent parcel at 67 Panatella Square being redeveloped, it would be logical to add the surplus land to the parcel as part of the redevelopment. The City has offered the land to the developer as a viable option. The extra land would increase the density of the project slightly, which is good for the overall goals of the MDP, but will also allow for more open spacing between buildings and enhanced landscaped areas along Panatella Square as part of the new development on the parcel. The additional land will add the appearance of less "crowding" to the overall development on the site.

Since the development has already met with the overall approval of most residents through meetings and presentations, this will add extra value to the site and the community at large in terms of density but also in terms of added forest canopy to the site along Panatella Square.