

Applicant Submission

Company Name (if applicable):
Tricor Design Group Inc.

LOC Number (office use only):

Applicant's Name:
Ahmed Gouda

Date:
Feb. 16, 2024

632 26th Avenue NE

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 height.

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 Local 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 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 represents a small increase in density and a good use of the current land to provide more habitants for the surrounding amenities and commercial establishments. We believe this is a good fit for the community.