

Applicant Submission

Applicant's Submission

Company Name (if applicable):

Prime Design Solutions Ltd.

Applicant's Name:

Irfan Khan

Date:

Oct. 25, 2023

LOC Number (office use only):

The subject site located in a community where multi-family infills are increasingly growing in popularity. The parcel currently contains a single detached home with a small shed in the backyard, leaving majority of the lot undeveloped. The Bow River is a few minutes walks away from the subject property making this a very desirable and sought after neighborhood to live in.

The proposed redesignation to RCG District allows for a range of low-density developments such as single detached, semi-detached / duplexes, townhomes and rowhomes along with the possibility of Secondary Suites.

This is an ideal location for a RCG District containing 4 units with legal secondary suites as this would increase the housing opportunities within this highly sought-after community. It would further add to the character and attractiveness of this part of the community. This type of development would achieve a balance between community growth and responsibility alongside assisting in optimizing the existing and future infrastructure. The increased density is minimal and low-impact to the adjacent neighbors and the community as a whole.

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