

Applicant Submission

Company Name (if applicable):

Prime Design Solutions Ltd.

LOC Number (office use only):

Applicant's Name:

Irfan Khan

Date:

Jan. 17, 2024

Due to the current bylaw of rounding down (the calculation is showing 1.85 units), we are submitting this application to enable us to build 2 units on the subject property by rezoning the subject property to H-GO. This will allow us to develop 2 units on the property subject to the rules of the district which we will ensure are met.

The design of two units has been reviewed and discussed in detail with the Bankview Community Association who are in support of the proposal.

The current housing shortage the city is increasing day by day and as a result, there is more need for multi-unit developments such as this subject proposal throughout the city. Allowing the development of 2 units as opposed to restricting the density to a single unit based on a mere difference of 0.15 is of utmost importance not only to the community of Bankview, but rather to the entire city.

This proposal will seamlessly blend in with the rest of the community and it will liven the existing street scape with no negative impacts.

Furthermore, a map Policy Amendment to the Bankview Area Redevelopment Plan will be required from 'Conservation and Infill' to 'Medium Density'.

Thank you.

Irfan Khan