

Applicant Submission

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

LOC Number (office use only):

Applicant's Name:
Ahmed Gouda

Date:
DEC 19, 2023

3308 26th Avenue SW / 2632 33 Street SW / 2636 33 Street SW

On behalf of the landowner, please accept this application to redesignate the subject parcels from the current R-C2 designations to H-GO redesignations. This will allow the opportunity for various types of Row-Houses developments compatible with the community.

The current sites consist of older bungalow style homes with detached garages off 26th Ave and the rear lane. 26th Ave is a busy collector road and the garage access poses safety concerns currently. Across the lane is a church and across 26th Ave are small commercial strip malls.

We completed the "Community Outreach Assessment" and the project impact score is "1A". Furthermore, we approached the Community Association for their engagement and delivered flyers to the neighbors. We are still awaiting their feedback.

Policy Alignment:

The subject parcel is located within the Residential-Developed-Inner City area of the Municipal Development Plan and the Killarney ARP (although out of date and does not align entirely with the MDP). The applicable policies encourage redevelopment of inner-city communities that is similar in scale and built form to existing development, including a mix of housing such as townhouses and row housing. The APR defines these particular parcels as Neighborhood Limited but supports sensitive density to surrounding parcels. The Municipal Development Plan also calls for a modest intensification of the inner city, an area serviced by existing infrastructure, public amenities and transit. The proposal is in keeping with the relevant policies of the MDP 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 H-GO designation represents a small increase to density and believe this is a good proposal for the community.