

Applicant Submission

Company Name (if applicable):

Tricor Design Group Inc.

Applicant's Name:

Ahmed Gouda

Date:

November 30, 2023

LOC Number (office use only):

47 34 Avenue SW - RC-2 to H-GO

On behalf of the landowner, please accept this application for a land redesignation to the subject lands listed above from R-C2 to H-GO to allow for a variety of new housing forms under H-GO.

The current area is experiencing redevelopment and shares a mixture of Multi-Family, commercial, retail, and residential along surrounding roads. The combination of these parcels will allow for a Multi-Family development that align with the surrounding developments and must meet the requirements of H-GO.

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.

This redesignation is a suitable uptake in density from the current R-C2 and will allow for similar built forms as allowed under R-CG but with the FAR requirement under H-GO it allows the density to increase slightly. This will be a good fit for the area.