

Applicant Submission

Company Name (if applicable):

SK2 Design + Build

LOC Number (office use only):

Applicant's Name:

Kishan Gajjar

Date:

Sept 16, 2024

111 28 AVE NW

The property is currently zoned as MC-1 which primarily allows for a multi-residential development with higher number of units of low height and medium density. Height of upto 14m is permitted.

The property is a smaller scale property compared to its neighbors, which are medium density buildings on larger parcels.

The subject property is a street facing corner lot with access to lanes on the side and rear. It also has adjacency to commercial properties as well as residential properties.

The proposed zoning of a DC amendment while retaining the base zoning of MC-1 will permit this property to accomodate a small scale legal office within the existing home envelope.

This legal office focuses on facilitating residential transactions for home owners. The basement of the existing home has potential to be converted into a secondary suite.

Upon removal or demolition of existing building on site in the future, the DC zoning will cease and the parcel will be MC-1. This is in line with the neighborhood development plan.

Parking access to the property is off the lanes on the side and rear.