

Applicant Submission

Company Name (if applicable):

FARMOR Architecture

LOC Number (office use only):

Applicant's Name:

Farhad Mortezaee

Date:

July 30, 2025

Plan: 4479P; Block:61; Lots:18-20 1738-1740 33 Avenue SW

The purpose of this land-use amendment application is to change the current zoning from R-CG to M-U1 to allow for the potential of a low-scale (up to six storeys) building in compliance with the proposed West Elbow Communities Local Area Plan (LAP). The proposed mixed-use land use will comply with the Neighbourhood Flex zoning outlined in the LAP, accommodating active frontage commercial uses on the ground level and residential units above it. While the current owner wishes to develop a three (3) storey mixed use development, we are proposing a stock land use district to the maximum height and FAR possible and compliant with the intent of the proposed LAP, so that in the unlikely scenario of change of owners or development strategy, there will be no need to reapply for another land-use amendment.