

## **Applicant's Submission**

July 31, 2019

639 & 641 12 Av NE

This application is being made for the redesignation of two R-C2 lots forming the corner of 12th Av and 6th St NE, in Renfrew. We are applying to redesignate to R-CG with the intention of developing a rowhouse up to 4 units with potential secondary suites (to be determined through design development). This lot is relatively flat with a combined dimension of 50' x 120', and is primarily surrounded by low-density residential R-C2 properties.

There is currently no buildings existing on the lot as it has been cleared in the past. The lot is fronting onto 12 Av to the North, with 6 St to the East, and gravel lane access to the South. There are currently two mature coniferous trees on the site straddling the East property line next to the public boulevard.

This site is approx. 200m South of 16 Av NE, and 500m East of Edmonton Trail. Within 300m to the Northeast is the Renfrew Aquatic and Rec Centre, public green space, and the Colonel Macleod School. Within 500m to the Southeast is the Renfrew Community Centre, public park, and the Stanley Jones School. Several other public green areas, schools, places of worship, businesses, and food establishments are within 1000m.

Transit is fairly accessible to this lot, including several varied bus stops. Directly adjacent along 12 Av NE is the #17 bus route. 400m to the West along Edmonton Trail is the #4, #5, and #69 bus routes. 450m to the North along 16 Av NE is the #19 and #303 bus routes. The future Green Line station at 16th Av and Centre Street N is approx. 1.4km to the Northwest.

Due to an abundance of nearby amenities, schools, transit, and open space, this parcel is in a great location for rowhouses. With three or four row houses on this lot, we will be able to provide residences at a reasonable cost in an excellent neighbourhood.

Update November 7, 2019

Through the design phase, we have determined that the project will only include 4 rowhouse units with no secondary suites. Design finalization is still in progress with the intention of submitting a DP before public hearing on the LOC.