

Applicant Submission

Company Name (if applicable):

Marcel Design Studio Ltd

LOC Number (office use only):

LOC2021-0214

Applicant's Name:

Alex Dobrin

Date:

December 10, 2021

This lot is located in Dover at 3003 33A AVE SE. It is located at the end of the block intersecting 34th Ave SE & 28th ST SE. The owners would like to rezone to R-CG and allow for a 3 unit rowhouse style development. It is desirable to rezone for the following reasons:

1. The subject parcel is with in 61 meters of a bus stop on 34th Ave SE and close to the shops across 34th Ave SE, the large Valleyview Park and close to West Dover and St Damien Schools.
2. This corner parcel is the ideal location for the R-CG 3 unit rowhouse and would create more housing choices within the community.
3. A rowhouse development would achieve a balance between community growth and responsibility. It would assist in optimizing existing and future infrastructure.
4. Allowing for a mix of housing choices helps with affordability, accessibility, community life cycle, and life style needs of different groups.
5. It would be attractive to new comers and young families.
6. It encourages high quality urban development.
7. The increased density is minimal and low impact to the adjacent neighbors and the community as a whole.

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