

Applicant Submission

Company Name (if applicable):

Marcel Design Studio Ltd

Applicant's Name:

Alex Dobrin

Date:

February 22, 2023

LOC Number (office use only):

This lot is located in Renfrew at 540 9th Ave NE. It is located at the end of the block intersecting 9th Ave NE and 5th ST NE. The owners would like to rezone to R-CG and allow for a 4 unit 2-semi-detached dwellings, rowhouse or townhouse style development. It is desirable to rezone for the following reasons:

1. This lot would be developed under the recently approved Heritage Guidelines.
2. The subject parcel is within 240 meters of a bus stop on Edmonton Trail NW and close to shops, parks and close to the Renfrew Community Centre and Stanley Jones School. The additional density is also integral for transit support and allows for more mobility choices as the downtown core is also a short bike ride away.
3. This corner parcel is the ideal location for the R-CG 4 unit 2-semi-detached dwellings, rowhouse or townhouse and would create more housing choices within the community. It would further Renfrew's distinctive and attractive character.
4. A 2-semi-detached buildings, rowhouse or townhouse development would achieve a balance between community growth and responsibility. It would assist in optimizing existing and future infrastructure.
5. Allowing for a mix of housing choices helps with affordability, accessibility, community life cycle, and life style needs of different groups.
6. It would be attractive to new comers and young families.
7. It encourages high quality urban development.
8. There would be no shadowing of the adjacent parcel in the evening hours by any future development. The development massing would be limited by the R-CG guidelines.
9. The increased density is minimal and low impact to the adjacent neighbors and the community as a whole.

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