

# Applicant Submission

March 14, 2023

Company Name (if applicable):

Marcel Design Studio Ltd

Applicant's Name:

Alex Dobrin

Date:

March 14, 2023

LOC Number (office use only):

LOC2023-0039

This lot is located in Capital Hill at 1512 21 Ave NW. This is located mid block on 21st Ave NW but closer to 14th ST NW. The owners would like to rezone to R-CG and allow for a 4 unit development with in 2 buildings. The buildings would be in the form of 2 semi-detached buildings separated by an amenity space in the middle of the lot. This lot is desirable to rezone for the following reasons:

1. The subject parcel is with in a short walking distance of Northhill Shopping Centre and SAIT.
2. 14th Ave NW is within walking distance and part of the primary transit network. Access to the downtown core is very easy.
3. This is an ideal location for a R-CG 4 unit development and would create more housing choices within the community. It would further create a distinctive and attractive character of this part of Capital Hill.
4. This type of development would achieve a balance between community growth and responsibility. It would assist in optimizing existing and future infrastructure.
5. It encourages high quality urban development.
6. The increased density is minimal and low impact to the adjacent neighbors and the community as a whole.