

# Applicant Submission

2022 August 29



- Sinclair Signature homes is pleased to present this application to redesignate the property at 2025 – 24 ave NW from RC-2 to RC-G with the intent to build a 5 unit rowhouse with secondary basement suites.
- 2025 – 24 ave NW is an excellent location for the RC-G zoning in the popular community of Capitol Hill. It is located on the main corridor of 24ave with access to public transit within 100m of the property. There is new development along this street ranging from duplex's to larger 4 story condominium style buildings. Consistent with other corner lot developments on the street, a 5 unit rowhouse with secondary suites caters to families and couples, as well as university students. These 3 and 1 bedroom rowhouses are a perfect match for families or individuals looking to live in the inner city with excellent access to public transit, businesses, places of worship and schools.
- We aware that higher density has been approved on the street, but based on the size of the single lot and location on a corner, a 5 unit row house is the most appropriate building for the site.
- As shown in the image below, the lots along busier streets and corners in this area have already been redesignated to RCG which we believe happened around 5 years ago. We believe this redesignation fits well with the intent of previous rezoning policy to increase density when new buildings are proposed. The lots on the NE and SW corners of this intersection have already been redesignated to a higher density zoning (MU and DC), whereas RCG allows for an option in this immediate area to have larger units. We understand that the city did not rezone the 24<sup>th</sup> avenue corridor lots to RCG like the surrounding areas, to allow for an even higher density designation. But a fairly modern (est under 10yr old) duplex beside this lot to the east does not make lot consolidation feasible. Therefore we feel RCG is the best choice for a zoning redesignation on this parcel.

