

Applicant Submission

Applicant's Submission

Company Name (if applicable):

Marcel Design Studio Ltd

Applicant's Name:

Alex Dobrin

Date:

March 14, 2023

LOC Number (office use only):

This lot is located in Montgomery at 5124 17th Ave NW. This is located mid block on 17th Ave NW but closer to 51st 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 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 the Montgomery Town Square which is where Safeway is also located among other shops.
2. Bowness Rd NW is also with in a very short walk. This road is part of the primary transit network.
3. Shouldice Aquatic Centre and Park is a few minuet walk from this parcel.
4. 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 Montgomery.
5. This type of development would achieve a balance between community growth and responsibility. It would assist in optimizing existing and future infrastructure.
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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