

# Applicant Submission

2023 February 1

(Document submission date)

Company Name (if applicable):

Modern Office of Design + Architecture

LOC Number (office use only):

Applicant's Name:

Ben Klumper

Date:

November 22, 2022

This application seeks to re-designate the subject parcel from R-C2 to MU-1 f2.0 h14. The subject parcel is situated along 12th street SE which is a busy vehicular corridor, and is roughly 100m from 9th Avenue SE, Inglewood's high street, and about 150m from the proposed Ramsay/Inglewood Green Line station. MU-1 f2.0 h14 affords the opportunity to create commercial uses in close proximity to 9th Avenue, accessible by both pedestrians and vehicles, and aligns with the current zoning of the parcel across the lane immediately to the south which is also MU-1 f2.0 h14. The existing church immediately east of the subject parcel acts as a buffer to the adjacent low density residential. The vision of this application is to create a pedestrian-friendly defined street edge that aligns with the general policies for Main Streets contained in the Municipal Development Plan.

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