

# Applicant Submission

Company Name (if applicable):

Marcel Design Studio Ltd

Applicant's Name:

Alex Dobrin

Date:

Sept 11, 2023

LOC Number (office use only):

This site is located in Shaganappi at 1416 29<sup>th</sup> ST SW. It is located mid-block, 4 lots south of the intersection at 29<sup>th</sup> St SW and 12th Ave SW. The site is 15.22 meters wide and 39.48 meters deep. The owners would like to rezone to R-CG and allow for a 4 unit development within 1 building.

This lot is desirable to rezone for the following reasons:

1. The subject parcel is within 350 meters of a bus stop on 17th Ave SW and 600M of the Shaganappi C-Tran Station. It is also close to the Westbrook Mall and the Killarney Aquatic Recreation Centre.
2. A development with 2 buildings (1 semi & 1 single) would achieve a balance between community growth and responsibility. It would assist in optimizing existing and future infrastructure.
3. Allowing for a mix of housing choices helps with affordability, accessibility, community life cycle, and life style needs of different groups.
4. It would be attractive to new comers and young families.
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.