

Applicant Submission

Applicant's Submission

Company Name (if applicable):

Marcel Design Studio Ltd

LOC Number (office use only):

Applicant's Name:

Alex Dobrin

Date:

August 30, 2023

This lot is located in Winston Heights Mountain View, at 820 17th Ave NE. This is a corner lot at the intersection of 17th Ave NE and Moncton Rd NE. The owners would like to rezone to R-CG and allow for a 4-unit development. This lot is desirable to rezone for the following reasons:

1. The subject parcel is within a short walk of a number of amenities such as parks, the Renfrew Recreation Centre, and schools.
2. 16th Avenue is a short walk and is part of the primary transit network.
3. The corner lot is an ideal location for an R-CG 4 unit development and would create more housing choices.
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.

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