

# Applicant Submission

20 September 2023

Company Name (if applicable):

Marcel Design Studio Ltd

Applicant's Name:

Alex Dobrin

Date:

Sept 20, 2023

LOC Number (office use only):

**LOC2023-0281**

This lot is located in Albert Park/ Radisson Heights at 2828 14th Ave S.E. This lot is mid block but slightly closer to 28th St S.E. It does not have a lane. Instead it has access to both 14th Ave S.E. and 13th Ave S.E. The owners would like to rezone to R-CG and allow for a 4-5 unit development. This lot is desirable to rezone for the following reasons:

1. The subject parcel is close to multiple schools.
2. This location is close to multiple bus routes off 28th St SE & 14th Ave S.E.
3. The Franklin LRT station is within 640 meters
4. This rezoning would create more housing choices and increase the housing stock within the city.
5. It would help revitalize this community.
6. It encourages high quality urban development
7. The increased density is minimal and low impact to the community as a whole. It is also an efficient use of the land compared to the R-C2 land use.