

Applicant Submission

Company Name (if applicable):

Marcel Design Studio Ltd

LOC Number (office use only):

Applicant's Name:

Alex Dobrin

Date:

November 29, 2023

This site is located in Windsor Park at 504 51 Ave SW. It is located at the end of the block, intersecting at 51 Ave SW and 4A St SW. The site is 15.24 meters wide and 36.58 meters deep. The owners would like to rezone to R-CG and allow for a 4 units development. This lot is desirable to rezone for the following reasons:

1. The subject parcel is with in 182 meters of a bus stop on 50th Ave SW and 458 meters of other bus stops along Macleod Trail. It is also close to shops along Elbow Drive SW, Macleod Tr and Chinook Centre Mall.
2. A development of this size 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.