

Applicant Submission

Company Name (if applicable):

Marcel Design Studio Ltd

Applicant's Name:

Alex Dobrin

Date:

Nov 8, 2023

LOC Number (office use only):

This lot is located in Montgomery, at 4840 20th Ave NW. This is a corner lot at the intersection of 20th Ave NW and 48th ST NW. 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 with in a short walk of a number of amenities such as Shouldice Park, the Montgomery Recreation Centre, schools and the Montgomery Safeway.
2. Both Bowness Rd and 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.