

Applicant Submission

Company Name (if applicable):

Riddell Kurczaba

LOC Number (office use only):

Applicant's Name:

Peter Schulz

Date:

July 29, 2024

Re: 608 22 Avenue SW - Land Use Amendment application

The property owners of 608 22 Avenue SW are seeking to rezone the property from M-CG72 to M-C2.

The proposed zoning is aligned with the zoning of the neighbouring property, 602 22 Avenue SW, at the corner of 22 Avenue SW and 5th Street SW, which has been owned by the same party for over 40 years.

The existing 6-unit residential complex is nearing its life span, and it is time to develop a new apartment building that will fit nicely into the surrounding context of the Cliff Bungalow Mission area.

The design process is in its very early stages and the intent is to allow for a purpose-built rental apartment building on the consolidated site, accommodating one level of underground parking.

We believe it will be an inviting new amenity to the Mission and Cliff Bungalow area.

Prior to the application we have initiated a Pre-Application Assessment under PE2024-00259.

We have met with the CBMCA Development Committee to review the intent of the application and have circulated letter to the immediate neighbours and the Councillor Courtney Walcott prior to filing the application.

Thank you,

Peter Schulz