

Applicant's Submission

LOC2018-0011

Sinclair Signature homes is pleased to present this application to re-designate the property at 1739 33ave SW from RC-2 to RC-G with the intent to build a 4 unit rowhouse

1739 33 ave SW is an excellent location for the RC-G zoning in the hugely popular community of Marda Loop. It is located on the main corridor of 33ave with access to public transit within 2m of the property. There is new development along this street ranging from duplex's to larger 4 story condominium style buildings. Consistent with other corner lot developments on the street, a 4 unit rowhouse caters to a lower price point than the million dollar duplexes but offers much more room than a condominium unit. These 3 and 4 bedroom rowhouses are a perfect match for families looking to live in the inner city with excellent access to public transit, businesses, places of worship and schools.

Received the support of the community association

Based on the orientation of the lot we intend to capture solar energy by using panels on the roof. Catering to the growing number of people interested in alternate sources of energy.

Opposite corner of the block is already re-zoned RC-G

Thank you
Jeremy Paylor
Sinclair Signature Homes