

Applicant's Submission



We are pleased to present this application for Land Use redesignation on the property at 2103 5ave NW from RC-2 to RC-G.

2103 5 ave NW is an excellent location for the RC-G zoning in the popular community of West Hillhurst and consistent with the city's goal of increasing urban density in established communities with direct easy access to transit, shopping, schools and other amenities. Consistent with other corner lot redesignation approvals on the street (2102 5 ave NW) we intend to submit a 4 unit rowhouse application with front doors facing 5 ave and 20th Street. These 3 bedroom townhomes are a perfect match for families seeking affordability in an established community.

The site is: - a corner lot

- direct lane access to garages
- within 500m of Kensington Rd NW, a Neighborhood Main Street.
- in front of a transit stop (route 104/404)
- close proximity to Riley Park, West Hillhurst Community Centre & West Hillhurst Park
- close proximity to the farmers market
- close proximity to RC-G rowhouse approvals on adjacent corner of 5ave NW
- 2 schools within a 5 block radius
- 2 churches within a 5 block radius

Sinclair Signature Homes