

## Applicant Submission

Lots #6508 & #6520 Rundelhorn Drive NE

The Purpose of the rezoning this side-to-side lots into M-C1; is to allow Multi-Family development and encouraging more families to move into the area, increasing the density, and bringing a build form that will enhance the corner parcel with entrances on both street faces. The build form intended could be Townhouses, row-houses, or cluster type form. The intended number of units will comply with density bylaw. The units will provide a 2 bedrooms and 3 bedrooms. This type of building/s form adds to the residential appearance of side street and allows to keep design patterns prevalent in the neighborhood.

In addition to match the neighboring lots M-C1 zoning at same block ; we feel that The proposed re-designation meets some or most of the MDPs and ARPs policies, as well as Location Criteria for Multi-Family residential Infill such:

- 1- Criteria 1: On a corner parcel.
- 2- Criteria 2: Within 400 meters of transit stop.
- 3- Criteria 3: Within 600 meters of existing or planned primary transit stop.
- 4- Criteria 4: On Collector or Higher Standard roadway on at least one frontage
- 5- Criteria 5: Adjacent to existing or planned non-residential development or multi-family development
- 6- Criteria 8: Although there is no direct lane access at this time, we are planning to provide Lane within the Lot for direct lane access.

We are also looking for Lane/Road closure, of the undeveloped lane, between both lots in order to better utilization for this property and to achieve the goals for the rezoning as mentioned above.