

Applicant's Submission

Hello Administration & Council,

We are applying for a rezoning to RCG from RC2 at 540 12th Ave. NE. Before moving forward with this application we have done a lot of due diligence especially with contacting surrounding neighbors and informing them of our plans. As expected there was positivity and negative feedback regarding the proposed project. We were very pleased that there were quite a number of direct neighbors that were in support. We even have the letters of support which were included as part of this application. The direct neighbor to the west whom is most affected by this application 536 12th Ave NE is on board with the project, has seen the drawings and has signed a letter of support for this project. We have also knocked on all doors down 12th ave and 13th ave. 601 13th Avenue, & 1305 5th Street homeowners are wonderful people and they were supportive of our project (these are direct neighbors). There were some reservations about exactly what was going to take place; however, they were all very grateful that we stopped by to discuss this project before any type of application had been made to the city. We regret that we were not able to speak to everyone the number of times we canvassed the streets; however, this is going to happen and we did our very best. All of the aforementioned is to say that we believe we have consulted the neighbors and have tried to take them into consideration. Please also note that when canvassing we had brought the drawings to the each home to discuss what exactly we were planning. As a side note we visited the Renfrew community association and brought plans and drawings to them to have an open dialogue. We felt like the meeting went well and we hope to further communicate with them once the application has been submitted and distributed. The community outreach we completed we felt was thorough and helped us to understand the neighborhoods needs and desires or at least the neighbors surrounding 540 12th Ave NE.

This RCG project we feel is in alignment with the design and density addition intention by main streets program. Granted we are one street outside of the "mainstreets" highlighted area; however, we believe 12th Ave to be a collector street and to be a perfect place for a row townhouse. On 4th Street which is one street up there are many versions of the row townhouse that we are looking to develop and we feel that our project will fit within the changing demographic of the neighborhood and it will not be unsightly or improperly placed within the community. Directly outside centered on the lot is a bus station and route. We feel that this location will provide transportation for the new occupants as well it is close enough to new cycling paths that were installed to the downtown core which will provide alternative transportation than vehicles.

We feel very excited about this project, and we have just finished developing a very successful project that was just one block away from this lot and we have got a lot of very positive feedback. We have already 2 presales for these 4 units that are planned as it fits these individuals needs and allows them to live in the inner city and not be forced out by price point. It allows us to provide a mortgage helper for the new owners and allows appropriate and safe additional secondary suite stock into an area that is sought after by young professionals.

This rezoning application is paired with a Development Permit as we wanted to be completely open and upfront about what we are looking for so there were no surprises to anyone.

We are open to any questions that you may have for us and welcome and community and consultation. We do feel strongly that this project is worthwhile and fits the intention of the growth within the mainstreets goals.

Thank you very much for your consideration in this matter.