

Applicant's Submission

APPLICANTS SUBMISSION

Requested Redesignation from **MU-2 f3 h20** to **MU-2 f3.7 h26**

The property is on the corner of 26 Av. NE and Centre St N and will be approximately 2 blocks from a future Greenline LRT station. The development as proposed will have retail uses at-grade and five floors of residential above with a roof garden and enclosure. It will back onto a lane separating the development from the Tuxedo Park community. We have discussed the proposal (and the proposed building design) with the Tuxedo Park Community Association Planning Committee and the neighbours.

This designation would allow a 6 storey mixed residential – commercial building with an open enclosure on the roof. The pedestrian level will be designed to contribute to an active and attractive streetscape along Centre St. It is designed to take advantage of the proximity to the proposed 28 Av. N Greenline Station.

This property was rezoned to MU-2 f3 h20 in 2017. Due to minor changes in the proposed design we are requesting a rezoning to MU-2 f3.7 h26 which will allow a minor increase to the height and density.

Thank you for your interest and support.

9/17/2018