Policy Amendment and Land Use Amendment in Crescent Heights (Ward 7) at 301-7 Avenue NE, LOC2019-0025

BACKGROUND

This application was submitted by Permit Masters on behalf of the landowner Oakley Henry Morgan on 2019 February 21. A development permit (DP2019-0859) for a four unit rowhouse was submitted by Inertia on behalf of the landowner on 2019 February 22. The application is under review by Administration (Attachment 4).

Approval(s): T. Goldstein concurs with this report. Author: D. Mulholland
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Financial Capacity

Current and Future Operating Budget

There are no known impacts to the current and future operating budgets at this time.

Current and Future Capital Budget

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposal generally conforms to the intent and objectives of the Crescent Heights Area Redevelopment Plan, as amended, and is in keeping with applicable policies of the Municipal Development Plan. The proposed R-CG District is intended for parcels in proximity to or directly adjacent to low density residential development. The proposal represents a modest increase in density for this inner-city parcel of land and allows for a development that can be compatible with the character of the existing neighbourhood. In addition, the subject parcel is a corner site, is located within walking distance of several transit stops, and has direct lane access.

ATTACHMENT(S)
1. Applicant's Submission
2. Proposed Amendment to the Crescent Heights Area Redevelopment Plan
3. Community Association Letter
4. Development Permit (DP2019-0859) Summary

Approval(s): T. Goldstein concurs with this report. Author: D. Mulholland