

Applicant Submission



May 19, 2020

Land Use Redesignation Applicant Submission

Tuxedo 101

Municipal Address: 101 29th Avenue NE

Legal Address: Plan 0713038, Block 40, Lot 43

Current Land Use: DC 222006

Proposed Land Use: MU2 f5.0 h26

This lot is located in the community of Tuxedo Park in the south east corner of the intersection of Centre Street North and 29th Avenue NE with a rear lane. To the north of the property is located Tuxedo Park and the Tuxedo Park school, designated as a heritage site, is to the east. The two properties south are both C-COR2 zoning with existing building structures. The site is adjacent to a future "Green Line" LRT station.

The current land use (DC, based on RM5) permits only residential use. Based on the proposed "North Hill Communities Local Area Plan" this site is considered active frontage. In order to increase the development potential along Centre Street and address the Transit Orientated Development Guidelines we are proposing an MU-2 land use redesignation.

Based on the Guidebook for Great Communities the land use redesignation will be able to support and engage the community. Including this new development in an existing neighborhood will foster a sense of place and pride in Tuxedo Park. Being adjacent to the future "Green Line" LRT station will allow the site to use active modes of transportation and create a mixed use development focused around a transit station. Concentrating higher density development near the station makes transit convenient and encourages ridership.

We encourage further communication relating to this application. Please contact the applicant to continue the conversation.