

Applicant Submission

November 24, 2020

This application proposes to re-designate the parcel 236 31 AVE NE from R-C2 (Residential - Contextual One/Two Dwelling District) to a M-CG (d75) (Multi-Residential – Contextual Grade-Oriented District) zoning to allow for a moderate density increase to a 4-unit residential dwelling (4-plex) development.

The proposed land use aligns with the City's policy of Municipal Development Plan (MDP) encouraging more housing options in established communities, more efficient use of infrastructure, and more compact built forms in locations with direct easy access to transit, shopping, schools and other community services.

The subject parcel to be rezoned is situated on a flat rectangular lot (15.25m wide by 36.55m long) located adjacent to a R-CG corner parcel and directly across from a M-CG triplex development in the community of Tuxedo Park with a parcel size of 0.0557ha. Adequate residential and visitor parking will be provided at grade within the property accessed from the rear lane.

Furthermore, the subject site meets the following Location Criteria for Multi-Residential Infills:

- Adjacent to a R-CG corner parcel at 240 31 Ave NE up to 4-unit rowhouses and directly across from a triplex M-CG parcel at 231,233,235 31 Ave NE
- Surrounded by existing businesses such as Universal Rehabilitation Service Agency at 228 31 Ave NE, CABA Fashions at 239 31 Ave NE, Green Horizons Turf Farms at 214 31 Ave NE, Garbage Good Guys at 215 32 Ave NE
- Within 400 metres of transit stops (370 metres from Stop ID 8782 on Centre Street N and 200 metres from Stop ID 6583 on Edmonton Trail NE)
- Within 600 metres of an existing or planned primary transit stop (450 metres from the future '28 Ave N' Green Line LRT station)
- Close proximity to 2 major Urban Main Streets Corridor (1 and a half blocks from Centre Street N and 1 block from Edmonton Trail)
- Close proximity to School and Park. 1 block from Georges P Vanier Junior High School and 1 block from Tuxedo Park playground and baseball field.
- Close proximity to restaurants, gas station, church and businesses along Centre Street and Edmonton Trail
- Direct lane access

Ward Councillor Farrell and her team have been consulted recommending community engagement as such extensive community outreach has been carried as follows:

- Explored land consolidation and joint development opportunities with adjacent corner parcel R-CG owner (240 31 AVE NE) in several occasions but failed to come to any terms or timeline as corner owner was uncertain about the economy due to COVID-19 pandemic;
- Information flyers mailed out to over 40 surrounding homes with no negative feedback received;
- Door knocking and speaking with surrounding neighbors resulting in support letters from adjacent neighbors, neighbors in my block as well as in surrounding neighborhood;
- Explained in detail to Tuxedo Park Community Association the justification for the rezoning to M-CG to accommodate 4-plex development supported by my parcel meeting Location Criteria;
- Consultation with architects confirming adequate residential and visitor parking will be provided at grade within my property accessed from the rear lane (refer to 4-Plex Concept Site Plan below);
- Pre-application with city planner providing guidance to proceed with this application.

Given the above, we would respectfully request your support of this application.

4-Plex Concept Site Plan (50'x120'):

