

July 25, 2022

LOC2021-0076

424, 428 13th Avenue NE, Zoning Change From R-C2 to R-CG



I am opposed to the rezoning of 424, 428 13th Avenue NE from R-C2 to R-CG for the following reasons:

Council recently approved the North Hill Communities Local Area Plan. This plan addresses the importance of heritage communities and specifically discourages land use amendments until the heritage guidelines are confirmed (P78 in the NHCLAP). These guidelines include, but are not limited to roof pitch or style; front-yard setbacks, window and/or door pattern, front façade projections, site access or design; and general massing considerations and I want the CPC and council to consider this when reviewing this application. The North Hill Communities LAP provides the residential density guidelines for participating inner city communities (including Renfrew) on the main streets bordering the community and on collectors 8th Avenue NE, 12th Avenue NE and 6th Street NE. Considerable resources were provided for the development of the new local area plan and extensive consultations were made with the participating communities. There are currently a large number of underdeveloped lots on the north side of 15th Avenue NE that were approved when 16th Avenue was widened many years ago. Developers should be encouraged to develop the lots on these streets that have already been selected for higher density, not select random lots within our R-C2 community because they can be purchased at a lower cost than those zoned for what they want to build and justify it with comments that there were no lots for sale at this time. There have been frequent recent sales of underdeveloped lots in the multifamily area and developers should pursue those opportunities as they become available.

In the portion of the old sections of Beaumont and Regal Terrace that make up this part of Renfrew, less than 12 square blocks remain as R-C2 and is broken up with the density proposed by the NHCLAP on 12th Avenue NE. The difference between the homes in the old Beaumont and Regal Terrace area and homes east of 6th Street NE can be seen to be readily apparent and in my opinion the R-C2 designation needs to be preserved.

There have been many recent high quality developments in this part of the community that respected the current R-C2 designation and I want that to continue. The approval of this application could discourage further proposals that are within the existing R-C2 zoning and encourage more applications for up zoning.

I live on the north side of 13th Avenue NE, east of 424, 428 13th Avenue NE. The south side of the street is zoned for multi residential developments where there are lots that still retain single family dwellings. There are additional underdeveloped lots in the M-CG d-72 zoning that is south of 13 Avenue NE between the Edmonton Trail commercial and mixed use zoning and 4th Street NE. These lots should be developed before any further rezoning is considered.

I have polled the immediate residents to this proposed development and every one of them objects to the up zoning. I have attached the petition I prepared for this purpose. In the limited amount of time available I have polled only those in close proximity to 424 13 Avenue NE, including residents of 14th Avenue NE immediately to the north. All the residents (13) who signed the petition are home owners. If there was more time, I would get the signatures of the remainder of the home owners who live on this block of 13th Avenue NE.

The house on west side of this proposed land use resignation is a rental and no signature was obtained from the current resident. The owners of the properties flanking the rentals have signed the petition – 418 & 432 13 Avenue NE.

The 100 foot frontage represents almost 25% of the R-C2 frontage from 416 to 450 13 Avenue NE and will have a large massing impact on the street.

The designer representing the developer reached out to neighbours to this lot only after making the original application for the zoning change last fall and for only 424 13 Avenue NE. The applicant has recently reached out to the community with a draft elevation proposal for both lots, 424 and 428 13 Avenue NE, but no development permit. The applicant has indicated that the development permit should be available in the next couple of weeks. At a minimum this land use change decision should be deferred until a DP has been submitted to the community for their review and feedback.

Parking is also an issue as there is insufficient parking on the south side of the avenue to accommodate all those who live on the south side and park on the north side. Commuters who park on this street and walk downtown also put pressure on the available parking as transit use has dropped since the beginning of the covid pandemic and commuters find other ways to get to work downtown.

Yours truly,

David Stricker
436 – 13 Ave NE