

Applicant Submission

Applicant's Submission

Company Name (if applicable):

Dobbin Consulting Inc.

LOC Number (office use only):

Applicant's Name:

Jennifer Dobbin

Date:

August 15, 2022

This application proposes to re-designate a property located at 257 22 Avenue NW in the community of Tuxedo, from R-C2, Residential – Contextual One / Two Dwelling to an R-CG Grade-Oriented Infill zoning to allow for a moderate density increase to facilitate a 4 unit row-house development.

The flat, corner parcel faces onto 22 Avenue NW and the West side faces onto 2nd Street NW. Surrounding lands include duplex and bungalow R-C2 single family homes and a triplex M-CGd30 Multi-Residential Contextual Ground oriented development across 31 Avenue to the immediate SW.

This approach aligns with policies for increasing density in established communities. The Municipal Development Plan and the North Hill Communities Local Area Plan both support this form of Land Use Redevelopment and encourage increased density and multi-family style urban form units.

Based on a Policy Review of both the MDP & the Local Area Plan for this area the proposed Land Use Amendment is supported on the basis of Neighbourhood Local Urban Form & Scale Modifier classifications. Main Street Initiatives and Transit Oriented Development for this area, including the introduction of the new proposed Green LRT Line support increased density and affordable housing options being developed including the secondary suites granted under R-CG.

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Applicant's Submission – Planning Analysis

257 22 Ave NW

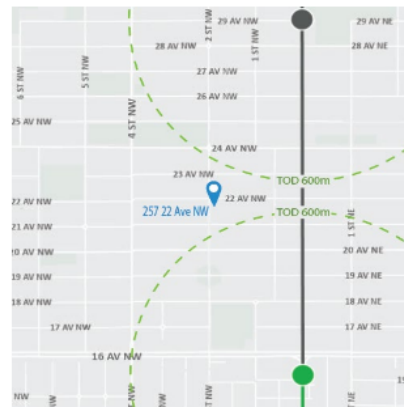
This development and design responds to and aligns with City Policies and governing documents including:

This development permit application follows and utilizes a low-residential density zoning increase from the existing structure to include 8 units on the site (4 units + 4 secondary suites). The main units meet the 'missing middle' housing needs for smaller multi-family housing options. Further, the secondary suites improve the affordability of the main units by providing rental income to the owners of the main units while providing affordable housing options for renters by incorporating small, affordable units for the local rental inventory.

Mainstreet Policies & Transit Oriented Development (TOD)

Although not within the 600m circumference distance from the new Green-Line LRT, this property is located between two identified Main Streets and two transit stations and significant redevelopment in the area surrounding the new LRT Green-line is anticipated and intended.

This development aligns well with the intended density increases that surround and support TOD and Urban Main Street areas. (See map to the right for site location.)



Local Area Plan

Within the North Hill Communities LAP, this site is identified within the **Neighbourhood Local** typography area and the Limited building scale area (up to 3 storeys). Design should consider the local built form context, be oriented towards the street; consider shadowing impacts on neighbouring properties; and provide access to off-street parking from the lane.

This development design addresses neighbour concerns brought up during the redesignation application in the following ways:

- **Height & Shadowing**

The 3-storey height of the project aligns with redevelopments in the area and prescribed setbacks to improve contextual integration and are abided by in this design and do not request relaxations. The pitched roof and dormer extension, common to traditional Tudor-styling reflects common architectural rooflines in the area and helps delineate the individual units. The detached, single-storey garage allows southern sunlight penetration into the Eastern neighbouring yards in the afternoon and evening.

- **Privacy**

The smaller, higher windows on the upper floors on the East elevation reduce overlooking and the 6' privacy fence on the shared East property line provide privacy for the new courtyards and the Eastern neighbour's back yard. Further, the occupied areas of the courtyards are at grade, improving privacy for the residents and neighbours alike. Two large deciduous trees in the East neighbour's provide additional privacy in the warmer seasons when the courtyards will be most utilized.

- **Density**

The redesignation this development to R-CG keeps the land within a low-density designation as indicated within the Bylaw as appropriate for Established Area redevelopment. The utilization of secondary suites responds to the Municipal Development Plan intention to provide affordable housing through alternative unit types. Higher density developments are encouraged as the City seeks to increase density in Established Areas to absorb and encourage growth within the City to balance greenfield development. Achieving increased density and improved efficiency in the Established Areas requires many build forms including row-house designs with secondary suites.

This development represents the "Missing Middle" style of housing that the City is encouraging in established areas to provide housing options and increase population in Established Areas. "Missing middle housing encompasses a range of small to moderate scale developments that provide homes in buildings typically between 2 - 4 storeys with two or more units. These built forms integrate well within a neighbourhood and offer additional opportunities to single-detached homes, allowing more people of different demographics and needs, at different ranges of affordability and stages of life, to move into, or remain living in, a neighbourhood."

- **Community Character and Heritage**

Traditional community elements are reflected in the design of a pitched roof, dormers, unit cadence, vertical and horizontal siding and stucco seen throughout the area. The existing 1912 building is not heritage designated, nor is the building heritage representative having undergone large extensions and renovations (as recently as within the last five years).

- **Parking & Traffic**

On-street parking is available on two sides of the parcel and parking requirements as detailed in the Land Use Bylaw amendment PIC2022-0989 are met (coming into force January 2, 2023). This amendment reduces the minimum parking requirement for R-CG zoning to 0.5 stalls per unit and suite. With 4 units and 4 suites, this application would require 4 stalls under the amended bylaw and this requirement is met with 4 stalls in the garage. Laneway access to the garage allows forward-oriented street access for those vehicles entering the roadway. The impact of vehicles for the new residents is minimal and alternative transportation modalities are improved by close access to public transit and local (walkable/ridable) services in the area.