

Applicant Submission

January 6, 2023

On behalf of ICM Property Services, O2 Planning & Design is proposing to redesignate a parcel of land (the “subject site”) located at 120 17 Ave NW within the community of Tuxedo Park. The proposed redesignation will allow for a multi-residential development with the potential for commercial uses.

Land Use Redesignation

- Existing: **MU-1 f4.5 h24**
- Proposed: **MU-1 f7 h45**
- The original proposal was for **MU-1 f7 h50**. After working with The City, the application has been revised to **MU-1 f7 h45**, a change that is supported by the applicant.

Rationale

The proposed Land Use Redesignation aligns the subject site to the vision of the North Hill Local Area Plan, which classifies the subject site as “**Neighbourhood Flex**” with a building scale of “**Mid - up to 12 storeys**”. This typology and scale are appropriate given the parcel’s location within the Core Zone of the future 16 Ave NW Green Line Station Area as well as the development context along 16 Ave and Center Street North. The resulting alignment will enable an appropriately scaled building that is street-oriented and supports a high-quality pedestrian environment.

The proposed FAR and height is also complementary to the surrounding neighbourhood, which is well served by a range of commercial services and an abundance of parks and open spaces, such as Balmoral Circus, Balmoral School, and Munro Park within walking distance. The site is also accessible from a strong multi-modal transportation network, from the Max Orange BRT to several bike friendly routes. Together these elements will facilitate convenient access to community amenities as well as major city-wide routes.

Tuxedo Park is a vibrant community with a diverse range of housing and commercial stock as well as demographics. Future development of the subject site will complement this area’s character and vibrancy while providing greater housing options to the support the future of the neighbourhood.

Engagement

The applicant presented the application at a Tuxedo Park Community Association meeting on October 19, 2022. No opposition was raised against the land use application, including the height and FAR adjustment that would be enabled through this land use amendment.