

Applicant Submission

2023 December 15

525 / 529 12 Ave NE

On behalf of the landowner, please accept this application for a land redesignation to the odd width sized subject lands listed above from R-C2 to H-GO to allow for a variety of new housing forms under H-GO.

The current area is experiencing redevelopment and shares a mixture of development 12th Ave NE. The combination of these parcels will allow for a Multi-Family development that align with the surrounding developments and must meet the requirements of H-GO. The subject parcels are within 200m of primary transit.

We completed the "Community Outreach Assessment" and the project impact score is "1A". Because of the location and development in the immediate area we do not anticipate a push back.

Policy Alignment:

The parcels are identified in the NHLAP under Neighborhood Connector Urban Form which also aligns with the LUB 1386d. The NHLAP also identifies this street as Low-Modified allowing up to 4 stories. The parcels are on an identified connector road and are 2 blocks East of a major connector (Edmonton Trail). They are also identified as an Enhanced Pedestrian Corridor, a Recommended Cycling Network as well as a Recommended route per 5A network in the NHLAP. The proposal is in keeping with the relevant policies of the MDP and the NHLAP as the rules of the H-GO provide for development forms that may be sensitive to existing residential development in terms of height, built form and density.

This redesignation is a minor uptake in density from R-C2 to either R-CG or H-GO but given the location and the density noted in the NHLAP, H-GO would be a better fit for these parcels.