

Applicant Submission

Company Name (if applicable): Dobbin Consulting Inc.

Applicant's Name: Jennifer Dobbin

LOC Number (office use only):

Date: July 31, 2024

This application proposes to re-designate a parcel located at 121 & 125 32 Ave NE, in the community of Tuxedo Park, from R-C2, Residential – Contextual One / Two Dwelling to Multi-Residential – Contextual Grade-Oriented (M-CG) district with a 78 units per hectare density modifier to allow for a multi-family development in the future.

The sloped, mid-block parcels faces onto 32 Avenue NE to the North and backs onto a laneway to the South. Surrounding building context includes R-C2 bungalow single-family homes and two M-CGd50 parcels to the East on the block.

The parcel is within 85m of the Centre Street Main Street corridor, the primary transit network, and 325m of the future Green Line LRT 29 Avenue station.

The density modifier of 78 units per hectare was selected to allow a moderate increase in density to a maximum of 10 dwellings + 10 secondary suites. This transit-supposuite location allows multi-modal transportation location for new residents of the development to reduce vehicle dependency, parking requirements, and increased affordability due to proximity to alternative transportation options. The proposed zoning aligns with policies for increasing density in established communities, especially in future Transit Oriented Development (TOD) areas with secondary suites providing more affordable housing options for residents of the City.

The Municipal Development Plan supports the height and density of M-CG in areas near primary transit TOD areas and Urban Main Street areas. This parcel is identified as Neighbourhood Local in the North Hill Communities Local Area Plan (NHC LAP) however, the parcel is immediately adjacent to a Neighbourhood Flex area of the Centre Street Urban Corridor.

The density, height, height and cross-section modifiers for M-CG zoning will facilitate transition and integration of a three-storey multi-family development into the residential context of the area and the parcel size allows for flexibility in design to meet the contextual zoning requirements.

Based on the review of policies affecting this area the proposed Land Use Amendment is sought on the basis of population accomodation, increased housing choice, and proximity to future transit development of the Green Line LRT. Existing transit connectivity in this area, including strong public transit and developed pedestrian and cycling infrastructure support increased density and multi-family housing options being developed in the area.

