

Applicant Submission

Company Name (if applicable):

Horizon Land Surveys

LOC Number (office use only):

LOC2024-0052

Applicant's Name:

Lei Wang

Date:

May 2, 2024

On behalf of the landowner, please accept this application to redesignate the combined +/-0.159 hectare site from R-C2 to MU-1F3.5H22 to allow for:

- Townhouse developments
- At grade developments along commercial street
- Maximum floor ratio of 3.5
- Maximum height of 22 meters
- The Uses allowed under MU-1

The two lots 2817 Edmonton Trail NE & 327 28 Ave NE are two continuous lots in the community of Tuxedo Park along Edmonton Trail and 28 Ave NE. Edmonton Trail is part of city's primary transit network and also major commercial corridor in the community. Those two lots are currently developed with single detached dwellings built in 1940s. Multi-residential lots exist immediately to the east of the site across Edmonton Trail. The lots are surrounded in other directions by single detached dwelling

The two lots combined are approximately 0.159 hectares in size. A lane exists to the west of the site. A concurrent DP application has been filed for missing middle townhouse development reflecting the current market condition. Should the situation change, the proposed FAR and maximum height can give owner some flexibility pursuing large project.

North Hill Communities Local Area Plan define the lots as "Neighbourhood Flex" with a building scale of up to 6 storeys. Neighbourhood Flex areas are characterized by a mix of commercial and residential uses. Buildings are oriented to the street with units that may accommodate commercial uses, offices, personal services, recreational and residential use. Edmonton Trail is the main commercial corridor in the community and has many establishments in the range of uses that serve the community. Convenient public transit also exists along Edmonton Trail connecting to all parts of the city.