

Development Permit (DP2017-1782) Summary

The public hearing and first reading of Bylaws 6P2017 and 41D2017 (policy and land use amendment for 201 – 23 Avenue NW) was held on 2017 February 13. The applicant submitted a concurrent development permit on 2017 May 02 for a four unit rowhouse/townhouse building. One of the units has frontage along 23 Avenue NW with the other three units front on 1 Street NW. Parking is accommodated off the lane in a detached garage and includes one visitor parking stall adjacent to the garage. In terms of community consultation, the applicant met with the Tuxedo Park Community Association and the neighbour on 2018 March 8. At the meeting concerns were raised regarding the potential for this to set a precedent for the area, parking, and the desire for families in the area. The applicant addressed these concerns by indicating that all future land use amendments would be reviewed on their own merit and are subject to a Council decision, that parking for the units is provided on site, and that these type of units provide for a new opportunity for a family to purchase in this area.

Administration's Reason(s) for Recommendation

The development permit has been reviewed by Administration and the applicant has incorporated suggested changes, including providing a unit entrance along 23rd Avenue NW, enhancing the architectural details along this frontage, and moving the building closer to First Street NE. The proposed building meets the intent of the proposed Multi-Residential – Contextual Grade-Oriented (M-CG) District as it provides all the units with direct access to grade and is smaller in size and density than what could be allowed under the proposed land use in order to fit with the surrounding low density residential development. The proposed development represents a modest increase in density for this inner city parcel of land, the subject parcel is located within walking distance of several transit stops, and has direct lane access.

Figure 1: Development Permit Rendering (View along First Street NW)



Figure 2: Development Permit Landscape Plan

