Applicant's Submission

This application proposes to re-designate a property located at 240 31 Avenue NE, in the community of Tuxedo, from R-C2, Residential – Contextual One / Two Dwelling to an R-CG Grade-Oriented Infill zoning to allow for a moderate density increase to facilitate a 4 unit row-house development.

The flat, corner parcel faces onto 31 Avenue NE and the East side faces onto 2nd Street NE. Surrounding lands include a duplex and bungalow R-C2 single family homes and a triplex M-CGd30 Multi-Residential Contextual Ground oriented development across 31 Avenue to the immediate SW.

The parcel is included in the North Bow Design Brief (1977) identified as Low Density Restricted area and the North Hill Area Redevelopment Plan (2011) identified as Low Density Residential or Low Density Multi Dwelling.
The application aligns with Low Density Residential Housing Guidelines for Established Communities and meets the following criteria of the Location Criteria for Multi-Residential Infills:

Corner Lot – Yes

Within 400 metres of a transit stop – Yes (200m from Stop ID 6583 on Edmonton Trail, 370m from Stop ID 8782 on Centre St N)

Within 600 metres of an existing or planned primary transit stop – No

Collector or higher standard roadway – No

Adjacent to existing or planned multi-unit development – No (one triplex M-CGd30 is across 31 Avenue NE)

Adjacent to or across from open space, park or community amenity – No (however the parcel is located within 1 block of the Tuxedo Park Community Association green space and 1 block from Georges P Vanier Junior High School)

Along or in close proximity to existing or planned corridor or activity centre – Yes (the parcel is located 1 block from Edmonton Trail, Main Streets corridor)

Public Engagement - The applicant has provided an informational flyer (attached) to the Ward Councilor and the Tuxedo Community Association concurrently with the application and intends to hand-deliver flyers to the 40 surrounding homes to solicit feedback on the application within 2 weeks of the initial application, all feedback and correspondence will be copied to the assigned file manager for the application.