

Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 202 30 Avenue NE, LOC2020-0075

RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the North Hill Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 202 - 30 Avenue NE (Plan 3980AM, Block 57, Lots 19 and 20) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for rowhouses, in addition to the building types already allowed (e.g. single detached, semi-detached and duplex dwellings and secondary suites).
- This is a corner lot with direct lane access and is close to commercial uses on both Centre Street NE and Edmonton Trail NE.
- What does this mean for Calgarians? This application represents a modest increase in density in close proximity to established transit routes in an established inner city neighbourhood.
- Why does this matter? The proposed R-CG land use allows for greater choice of housing types in established areas, close to amenities and services.
- An amendment to the *North Hill Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use.
- There is no previous Council direction in relation to this proposed land use redesignation.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods

DISCUSSION

This land use amendment application was submitted by Ellergodt Design, on behalf of landowner Jakub Lis, on 2020 June 1. The applicant's submission (Attachment 3) indicates that the owner wants to redevelop this property, increasing the density to 4 units and taking advantage of this corner lot location.

A development permit application has not been submitted at this time.

An amendment to Map 2 of the North Hill Area Redevelopment Plan is required to accommodate the proposed land use amendment.

Administration has considered the relevant planning issues and stakeholder feedback specific to the application and has determined the proposal to be appropriate. See Attachment 1, Background and Planning Evaluation for detailed technical information.

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STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
- Public/Stakeholders were informed by Administration

Applicant-Led Outreach

The applicant **indicated that they attempted to contact** neighbouring property owners. Where they were able to, **they received** a general level of support for the **proposed land use redesignation**.

City-Led Outreach

In keeping with Administration's standard practice, this application was circulated to external stakeholders including the Tuxedo Park Community Association and notice posted on-site. Notification letters were sent to adjacent landowners and the application was advertised online.

Comments were received from three members of the public. Concerns relate generally to height, lack of rowhouses on 30 Avenue NE, parking, noise, massing and density, as well as site coverage relating to localized flooding.

The Tuxedo Park Community Association did not provide comment on this application at the time of writing this report.

Administration considers the proposed land use redesignation and policy amendment appropriate. Details regarding the above site-specific concerns can be addressed at the development permit stage.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

This recommended land use allows for a wider range of housing types than the existing R-C2 District, and as such, the proposed change may better accommodate the housing needs of different age groups, lifestyles, and demographics.

Environmental

This application does not include any actions that specifically address objectives of The [Climate Resilience Strategy](#). Further opportunities to align future development on this site with applicable climate resilience strategies will be explored and/or implemented at the development permit and building permit stages.

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Economic

The potential small increase in population enabled by this redesignation would mean opportunities for modest increases in use would help to support existing businesses in the area.

Service and Financial Implications

No anticipated financial impact.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Proposed Amendment to the North Hill Area Redevelopment Plan
3. Applicant Submission

Department Circulation

General Manager	Department	Approve/Consult/Inform