

Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 236 – 31 Avenue NE, LOC2020-0144

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 0.06 hectares \pm (0.14 acres \pm) located at 236 – 31 Avenue NE (Plan 3980AM, Block 66, Lots 3 and 4) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CGd75) District.

HIGHLIGHTS

- The application seeks to redesignate the subject site to allow for a 4 unit multi-residential development with a maximum height of 12 metres (3 to 4 storeys).
- The proposal allows for a modest increase in density and height for an inner-city parcel, allows for infill redevelopment compatible with the existing neighbourhood character, and is in keeping with the applicable policies of the *Municipal Development Plan* and *North Hill Area Redevelopment Plan (ARP)*, as amended.
- What does this mean to Calgarians? More housing choices in the types of housing available in inner-city area with access to transit and services.
- Why does this matter? Allowing for more housing choices in inner-city areas represents more efficient use of existing infrastructure and accommodation for a more diverse population.
- An amendment to the *North Hill ARP* is required.
- There is no previous Council Direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods

DISCUSSION

This policy and land use amendment application was submitted by Wilson Kin Shun Ng on behalf of the landowners, Wilson Kin Shun Ng and Tina Lai Yee Wong, on 2020 October 09.

The 0.06 hectare (0.14 acre) mid-block site in Tuxedo Park is located on the north side of 31 Avenue NE between 1 Street NE and 2 Street NE, approximately 200 metres (three-minute walk) west of Edmonton Trail NE and approximately 300 metres (four-minute walk) east of Centre Street N. The site is currently developed with a single detached dwelling and has rear lane access.

No development permit has been submitted at this time. As indicated in the Applicant Submission (Attachment 3), the applicant intends to redevelop the site with a fourplex.

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To accommodate the proposed M-CGd75 District, a map amendment to the *North Hill ARP* is required changing the land use policy for the subject site from Low Density Residential to Low Density Residential or Low Density Multi Dwelling (see Attachment 2).

A detailed planning evaluation of the application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

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

Applicant-Led Outreach

As part of the review of this application, the applicant was encouraged to use [the Applicant Outreach Toolkit](#), to assess which level of outreach with public stakeholders and the Community Association was appropriate.

The applicant mailed a flyer containing information about their application and requesting feedback to 40 surrounding residents. The applicant received one response asking about the timing of the new construction. The applicant personally reached out to their nearby neighbours and collected five letters of support, and the applicant also reached out to the owner of the adjacent parcel to the east with Residential – Grade-Oriented Infill (R-CG) District to explore the possibility of a comprehensive redevelopment. However, the owner of the parcel to the east is not interested in redevelopment at this time. The applicant also consulted the Tuxedo Park Community Association. The Applicant Outreach Summary is provided as Attachment 5.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site and published [online](#), and notification letters were sent to adjacent landowners.

Administration received one letter of opposition expressing concerns related to increase in density, overcrowding and lack of on-street parking along 31 Avenue NE.

The Tuxedo Park Community Association (CA) provided an official letter of opposition (Attachment 4). The CA letter indicated that the proposed land use district is appropriate only within the first block east and west of Centre Street N and west of Edmonton Trail NE. As the site is the second lot within the second block west of Edmonton Trail NE, the CA would not be in support. The CA also cited concerns regarding density and parking at this location.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The concerns related to parking requirements will be reviewed and determined 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.

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IMPLICATIONS

Social

The proposed land use district allows for infill redevelopment for an inner-city parcel. It may better accommodate housing needs of a more diverse population looking for convenient access to good transit and services within a walkable distance.

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 at the development permit and building permit stages.

Economic

This proposal will make more efficient use of existing infrastructure while better utilizing the investment in nearby transit along Centre Street N and Edmonton Trail NE.

Service and Financial Implications

No anticipated financial impact

RISK

There are no known risks associated with this application.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Proposed Amendment to the North Hill Area Redevelopment Plan
3. Applicant Submission
4. Community Association Letter
5. Applicant Outreach Summary

Department Circulation

General Manager	Department	Approve/Consult/Inform