

Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 258 – 20 Avenue NW, LOC2020-0118

RECOMMENDATIONS:

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 0.04 hectares ± (0.10 acres ±) located at 258 – 20 Avenue NW (Plan 2129O, Block 22, Lot 29) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CGd78) District.

HIGHLIGHTS

- The application seeks to redesignate the subject site to allow for a 3-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 Horizon Land Surveys on behalf of the landowner, James Neville Gouthreau on 2020 August 10. The 0.04 hectare corner site in Tuxedo Park is located at the northeast corner of 2 Street NW and 20 Avenue NW. 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 three-unit rowhouse.

To accommodate the proposed development, a map amendment to the *North Hill ARP* is required to facilitate the land use for the subject site from Low Density Residential to Low Density Residential or Low Density Multi Dwelling (Attachment 2). Administration reviewed the use of other low-density districts on the site, including Residential - Grade-Oriented Infill District, (R-CG) and determined that the use of the M-CGd78 District would be the most appropriate

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given the size of the lot and the desire to intensify the site with a maximum of three dwelling units.

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 utilized the Toolkit to determine their level of outreach with stakeholders. The applicant delivered a post card notice to neighbours within 90 meters of the subject site on 2020 August and 2020 December. One letter of support was received by the applicant and forwarded to Administration. 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 were sent to adjacent landowners.

Administration received two letters of opposition expressing concerns related to increase in maximum building height, privacy, increase in maximum lot coverage, parking and neighbourhood aesthetic.

The Tuxedo Park Community Association provided a response of no objection on 2020 October 02 (Attachment 4).

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The concerns related to building height, privacy, lot coverage, parking and neighbourhood aesthetic 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, provides diverse housing choice and provides 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

Economic

This proposal will make more efficient use of existing infrastructure while better utilizing the investment in nearby transit along Centre Street N and 4 Street NW.

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 Response
5. Applicant Outreach Summary

Department Circulation

General Manager	Department	Approve/Consult/Inform