

Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 231 and 235 - 25 Avenue NE, LOC2020-0213

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 0.08 hectares ± (0.21 acres ±) located at 231 and 235 - 25 Avenue NE (Plan 2617AG, Block 4, Lots 20, 21 and 22) 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 listed in the district (e.g. single detached, semi-detached, duplex dwellings and secondary suites).
- The application represents an appropriate density increase of a residential site, allows for development that may be compatible with the character of the existing neighbourhood, and aligns with applicable policies of the *Municipal Development Plan*.
- What does this mean to Calgarians? The proposed R-CG District would allow for a greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposal would accommodate the evolving needs of different age groups, lifestyles and demographics.
- An amendment to the *North Hill Area Redevelopment Plan (2000)* (ARP) is required for the proposal.
- A development permit for a rowhouse has been submitted and is under review.
- There is no previous Council Direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

The applicant, Civicworks, submitted this application on behalf of the landowner, Ardian Ujkani, on 2020 December 23, with the intent of developing up to four units on the site as per the Applicant's Submission (Attachment 3). A development permit (DP2021-1989) for a four-unit rowhouse facing 25 Avenue NE, including four secondary suites, was submitted on 2021 March 26 for the site.

The 0.08-hectare site, consisting of two parcels, is located in the community of Tuxedo Park along 25 Avenue NE, west of Edmonton Trail. Each parcel is currently developed with a single detached dwelling with rear parking pads accessed from the lane.

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To accommodate the proposed R-CG District, an amendment to Map 2 of the *North Hill ARP (2000)* is required (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 the proposed land use amendment 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 undertook community outreach in the form of custom on-site signage, along with postcards delivered to approximately 100 surrounding area residences. The applicant also contacted the Tuxedo Park Community Association directly. The applicant received no responses to their outreach.

City-Led Outreach

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

Administration received two letters in opposition from the public. The letters of opposition focused on the following areas of concern:

- Drainage from the proposed development impacting adjacent properties;
- Parking issues from the nearby church being exacerbated by the proposed development; and
- Impact on mature trees on the property.

The Tuxedo Park Community Association provided a letter, on 2021 March 31 (Attachment 4), stating no objection due to the site's location a block west of Edmonton Trail NE. The letter did note concerns with parking for the proposed development.

Administration considered the relevant planning issues specific to the proposed redesignation, such as parking and drainage, and determined the proposal to be appropriate. Building design, parking, and compatibility of discretionary uses, and the community input is being reviewed with the submitted development permit.

Following the Calgary Planning Commission meeting, 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 allows for a wider range of housing types than the existing R-C2 District, and the proposed change may better accommodate the housing needs of different ages groups, lifestyles and demographics. Additionally, the mid-block rowhouse housing form presents a unique option that is not common in inner-city Calgary. This would allow for a more affordable housing option that includes larger amenity space than is typically found on corner lot R-CG rowhouse developments.

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 encouraged at subsequent development approval stages.

Economic

The ability to develop up to four rowhouse units will make more efficient use of existing infrastructure and services.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no significant risks associated with this application.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Proposed Amendment to North Hill Area Redevelopment Plan (2000)
3. Applicant's Submission
4. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform