

Land Use Amendment in Tuxedo Park (Ward 7) at 259 - 18 Avenue NE, LOC2021-0075

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 259 – 18 Avenue NE (Plan 4804N, Block B, Lot 18) from Residential – Contextual One / Two Dwelling (R-C2) District to Direct Control (DC) District to accommodate a multi-residential development, with guidelines (Attachment 5).

HIGHLIGHTS

- This application seeks to redesignate the subject parcel to allow for a grade-oriented multi-residential development with a maximum building height of 12 metres.
- The proposal allows for an appropriate increase in height and intensity close to an Urban Main Street, within walking distance of the future 16 Avenue N Green Line LRT Station and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and *North Hill Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? This proposal would provide for efficient reuse of an inner-city residential parcel that is well connected to existing amenities and infrastructure in low-rise multi-residential building forms. It will provide additional housing choice with considerations to the surrounding low-density residential context.
- Why does this matter? Encouraging residential growth in this location would promote appropriately scaled densification of the city's Inner City Area and use of existing transit infrastructure.
- A development permit application has been submitted and is under review.
- There is no previous Council direction related to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This land use amendment was submitted on 2021 May 11 by CivicWorks on behalf of the landowner, Trail 18 Ltd. The Applicant Submission (Attachment 2) identifies a desire to build five rowhouse-style units and five below-grade units on the parcel.

The 0.06 hectare (0.14 acre) site is located on the south side of 18 Avenue NE, approximately 16 metres west (one residential lot west) of Edmonton Trail NE and 215 metres north of 16 Avenue N. The site is currently developed with a single detached dwelling and detached garage with rear lane access. The proposed DC District would allow for low-rise multi-residential development including up to ten dwelling units.

A development permit (DP2021-3422) has been submitted and is currently under review (Attachment 6). The development permit application proposes two multi-residential buildings, comprising 10 dwelling units that share a central common amenity space. Five vehicular parking stalls are provided from the lane. Waste and recycling services are anticipated to be managed by a third party that ensures containers are emptied and returned promptly onto the site.

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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 respective community association was appropriate. In response, the applicant posted detailed on-site signage about the application, delivered approximately 100 postcards to neighbouring properties with project details and contact information, connected with the Tuxedo Park Community Association and shared project information with the Ward 7 office. The applicant received one email from a neighbour and a letter from the Tuxedo Park Community Association. Feedback included concerns over contextual fit, parking concerns and that the application is not consistent with the *North Hill Communities LAP*. An Applicant Outreach Summary can be found in Attachment 3.

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 of objection from the public. The letters include concerns over increased density, the appropriateness of the application, traffic and parking concerns and a desire to see a decision on the application delayed until after the *North Hill Communities LAP* is approved.

The Tuxedo Park Community Association provided a letter of opposition on 2021 June 09 (Attachment 4). The letter expressed concerns over adding increased density on a mid-block parcel and that the proposal is not in alignment with the *North Hill Communities LAP*. The LAP was approved by Council in September 2021.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building, site design, and on-site parking 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 to adjacent landowners.

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IMPLICATIONS

Social

The proposed land use would allow for additional housing types and may better accommodate the housing needs of different age groups, lifestyles and demographics towards fostering a more inclusive community.

Environmental

This application does not include any actions that specifically address the objectives of the [Climate Resilience Strategy](#).

Economic

The ability to moderately increase the density in this location would allow for more efficient use of existing infrastructure and services.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response
5. Proposed Direct Control District
6. Development Permit (DP2021-3422) Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform