

Land Use Amendment in Tuxedo Park (Ward 7) at 257 – 22 Avenue NW, LOC2022-0168

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.07 hectares \pm (0.17 acres \pm) located at 257 – 22 Avenue NW (Plan 21290, Block 25, Lots 30 and 31) from Residential – Contextual One/Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District

HIGHLIGHTS

- This land use amendment application seeks to redesignate the subject site to allow for rowhouses in addition to the building types listed in the existing district (e.g. single detached, semi-detached, duplex dwellings and secondary suites).
- The proposal represents an appropriate density increase of the site, allows for development that is compatible with the character of the existing neighbourhood and is in keeping with the provisions of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed Residential – Grade-Oriented Infill (R-CG) District would allow for increased housing options within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed redesignation would allow for greater housing choice to accommodate the evolving needs of different age groups, lifestyles and demographics.
- No development permit has been submitted at this time.
- 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 application, located in the northwest community of Tuxedo Park, was submitted by Dobbin Consulting on behalf of the landowners, Gurmeet Reehal, Sukhwinder Reehal, Satbir Saggu and Rajni Sangar, on 2022 September 15. No development permit has been submitted at this time; however, as referenced in the Applicant Submission (Attachment 2), the proposal is to obtain land use amendment approval to accommodate a rowhouse development with a maximum of five units.

The approximately 0.07-hectare parcel is located on the southeast corner of the intersection of 22 Avenue NW and 2 Street NW and currently contains a single detached dwelling and detached garage.

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

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PUBLIC ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- ☒ Outreach was undertaken by the Applicant
- ☒ Relevant Public Groups 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 relevant public groups and the respective community association was appropriate. In response, the applicant established an engagement website that could receive anonymous feedback and sent flyers to 40 residents located near the parcel that included direct engagement contact information. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to relevant public groups, notice posted on site and published [online](#). Notification letters were also sent to adjacent landowners. Administration received 17 responses in opposition from the public noting the following areas of concern:

- increase in parking demand and on-street parking;
- increase in traffic along 22 Avenue NW, especially with the new traffic calming installation;
- building height and shadowing;
- too much of an increase in density; and
- impact to community character and loss of heritage.

The Tuxedo Park Community Association (CA) provided a letter in opposition on 2022 November 8 (Attachment 4), identifying the following concerns:

- amount of density;
- location of R-CG is too far from Centre Street N and Edmonton Trail NE;
- increased traffic and parking issues;
- potential loss of contextual setbacks at development permit;
- height in comparison to neighbouring lots; and
- conflict with the Local Area Plan.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The Residential – Contextual Grade-Oriented Infill (R-CG) District is intended to be located adjacent to other low-density districts and accommodates a variety of low-density housing forms. It provides a modest density increase within a neighbourhood while being sensitive to adjacent development. The building and site design and on-site parking will be further reviewed as part of a future development permit stage.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use amendment 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 may allow for a wider range of housing types than the existing land use district and may better accommodate the housing needs of different age groups, lifestyles and demographics.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies would be explored and implemented at future development approval stages.

Economic

The ability to develop up to five rowhouse units with the possibility of secondary suites 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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform