

**Planning and Development Services Report to
Calgary Planning Commission
2023 January 26**

**ISC: UNRESTRICTED
CPC2023-0066
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Land Use Amendment in Tuxedo Park (Ward 7) at 120 – 17 Avenue NW, LOC2022-0178

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.29 hectares ± (0.72 acres ±) located at 120 – 17 Avenue NW (Plan 1511375, Block 9, Lot 39) from Mixed Use – General (MU-1f4.5h24) District to Mixed Use – General (MU-1f7.0h45) District.

HIGHLIGHTS

- This land use amendment application seeks to redesignate the subject property to the Mixed Use – General (MU-1f7.0h45) District to increase the allowable height and density on the site.
- The proposal would allow for an appropriate increase in height and density that aligns with the North Hill Communities Local Area Plan (LAP) and the Municipal Development Plan (MDP).
- What does this mean to Calgarians? The proposed amendment would provide a range of residential/commercial options within the community and within proximity to a future LRT station and existing BRT station.
- Why does this matter? Allowing for more density and intensity near the LRT/BRT stations represents more efficient use of existing and proposed transit infrastructure and offers more housing and mobility choices to residents.
- No development permits have been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

The application, located in the northern community of Tuxedo Park, was submitted on 2022 September 27 by O2 Planning and Design on behalf of T17 Project GP Inc. The site is currently vacant.

The 0.29-hectare (0.72 acre) parcel is located mid block on the north side of 17 Avenue NW, between Centre Street and 1 Street NW, and is approximately a three-minute walk (150 metres) from the future 16 Avenue Green Line LRT station, a 100-metre walk to the BRT MAX Orange line at 16 Avenue as well as the 300 Airport/City Centre BRT line. No development permit application has been submitted at this time, however as noted in the Applicant Submission, the redesignation would allow for a multi-residential development with the potential for commercial uses (Attachment 2).

The proposal complies with the North Hill Communities Local Area Plan which envisions the area around the 16 Avenue N Station to be one of the busiest stations outside of the downtown, with the highest level of activity and the greatest development intensity in the Plan area.

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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ENGAGEMENT AND COMMUNICATION

- Outreach was undertaken by the Applicant
- Public/interested parties 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 respective community association was appropriate. The applicant met with the Tuxedo Park Community Association and also reached out to the Mount Pleasant Community Association. 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.

The Tuxedo Park Community Association provided an e-mail of support stating they are supportive of development of this scope at this location, given its proximity to Centre St and the substation. The e-mail can be found in Attachment 4.

Administration received one letter of concern regarding the proposed land use, noting the impacts from higher density development on adjacent properties. Administration has considered the relevant planning issues specific to the application and has determined the proposal to be appropriate and aligned with the policies of the North Hill Communities Local Area Plan (LAP). The building and site design, number of units, and on-site parking will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for a Public Hearing of Council will be posted on-site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed land use district allows for additional growth and redevelopment near a future Green Line LRT station promoting a walkable mixed-use area. It may better accommodate the housing needs of people looking for easy access to jobs, shopping, and services with good transit service, mobility options, and with a varied housing choice and form.

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 will be explored and encouraged at subsequent development approval stages.

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Economic

The ability to develop multi-residential or mixed-use development will increase ridership and help create a viable transit-oriented node around the proposed 16 Avenue N Green Line LRT Station. It will also make more efficient use of existing infrastructure while maximising the Green Line Investment.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this application.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Comments

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform