

Land Use Amendment in Tuxedo Park (Ward 7) at 137 – 32 Avenue NE, LOC2022-0220

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.09 hectares \pm (0.22 acres \pm) located at 137 – 32 Avenue NE (Plan 2617AG, Block 65, Lots 38, 39 and a portion of Lot 40) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CGd50) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION 2023 APRIL 20:

That Council give three readings to **Proposed Bylaw 78D2023** for the redesignation of 0.09 hectares \pm (0.22 acres \pm) located at 137 – 32 Avenue NE (Plan 2617AG, Block 65, Lots 38, 39 and a portion of Lot 40) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CGd50) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for multi-residential buildings in a variety of forms including rowhouses and fourplexes, in addition to the building forms already listed in the district (e.g. single detached, semi-detached, duplex dwellings and secondary suites).
- The proposal represents a moderate density increase of a residential site, allows for development that may be compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *North Hill Local Area Plan* (LAP).
- What does this mean to Calgarians? The proposal would provide for greater housing choices within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed M-CG District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit for a four-unit development has been submitted and is under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application was submitted by K5 Designs, on behalf of the landowner Son Nguyen, on 2022 December 12. The site is currently occupied by a one-storey single detached dwelling, and a two-car detached garage, located at the rear.

The 0.09 hectares (0.22 acres) laned site is located along 32 Avenue NE in the northeast community of Tuxedo Park. It is approximately half a block or 100 metres (two-minute walk) east of Centre Street N and approximately two blocks or 300 metres (five-minutes walk) west of Edmonton Trail NE. Both those streets are identified as Urban Main Streets in the Municipal Development Plan. The site is within 600 metres (ten-minute walk) from the future 28 Avenue N Green Line LRT Station.

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As indicated in the Applicant Submission, (Attachment 2), the proposed land use, which includes a density modifier, would accommodate the construction of a four-unit development on site. A Development Permit (DP2023-01274) for a four-unit development with no secondary suites was submitted on 2023 March 1 and is under review.

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

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 the appropriate level of outreach with the public/interested parties and respective community association. Letters were sent to adjacent neighbours offering to discuss the proposal with the applicant, and two support letters were received. The Tuxedo Park Community Association has been consulted and the applicant has been in discussion with them regarding their concerns. 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 a letter of opposition dated 2023 January 24. The Community Association outlined concerns related to traffic, parking, height, number of units (increase density) and conflict with the North Hill Local Area Plan. Following discussions with Administration, the Tuxedo Park Community Association send a follow up letter dated 2023 April 5 outlining no objections to the application, however concerns related to traffic, height and conflict with the North Hill Local Area Plan remain. Both letters are included in the Community Association Response (Attachment 4). No comments were received from citizens.

Administration considered the relevant planning issues and has determined the proposal to be appropriate and aligned with the policies of the North Hill Communities 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 (CPC), notifications for a Public Hearing of Council for the land use amendment application 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 would allow for a wider range of housing types than the existing land use district that may better accommodate the housing needs of different age groups, lifestyles and demographics.

Environmental

This application does not include actions that specifically address the objectives of the *Calgary Climate Strategy – Pathway to 2050*. Further opportunities to align any future development on this site with the applicable climate strategies will be explored and encouraged at subsequent development permit stage.

Economic

The ability to develop a multi-residential building would allow for more efficient use of land, exiting infrastructure and services, as well as maximizing the Green Line investment.

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 Bylaw 78D2023**
6. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform