

Community Association Response



Tuxedo Park Community Association

202 – 29th Avenue NE
Calgary, Alberta T2E 2C1
Phone (403) 277-8689

January 24, 2023

Circulation Control
Planning and Development
Box 2100, Station M
Calgary, AB T2P 2M5

Attention: Lisette Burga Ghersi

RE: LOC2022-0220

(137 32 AV NE)

The Tuxedo Park Community Association (TPCA) has reviewed the subject application. We have the following comments:

1. TPCA is consistent in its review of land use amendments. We feel it is important to restrict the R-CG and M-CG designation to the blocks identified for Neighbourhood Connector in the LAP.
2. The LAP already identifies this space as a future mobility corridor, increased density will impact the viability of this plan.
3. 32 Avenue NE is a designated bicycle route and there are already significant traffic issues on that street. We do not feel that adding high density housing at this location is appropriate.
4. The overall height permitted for M-CG is not contextual. It only references one adjacent property vs. contextual average of multiple adjacent properties. The proposed zoning height up to 13m whereas the adjacent properties vary between 5-6.5m height is not consistent, the slope of the location further degrades privacy of neighbours to the south.
5. The M-CG rezoning conflicts the Local Area Plan (LAP) as this site is within a "Neighborhood Local" zone as defined in the LAP.
6. Parking issues are already a concern and a multi-residential building at this location will only exacerbate this situation.

In consideration of these points, TPCA opposes the subject Land Use Amendment. I trust the foregoing is in order, please contact the undersigned at 403-903-9887 to discuss further.

Tuxedo Park Community Association

Julien Poirier
President



Tuxedo Park Community Association

202 – 29th Avenue NE
Calgary, Alberta T2E 2C1
Phone (403) 277-8689

April 5, 2023

Circulation Control
Planning and Development
Box 2100, Station M
Calgary, AB T2P 2M5

Attention: Lisette Burga Ghersi

RE: LOC2022-0220 REVISED

(137 32 AV NE)

The Tuxedo Park Community Association (TPCA) has reviewed the updated application. The proposed MC-G with a specific maximum of four (4) dwelling units and a maximum height of 3 stories will not be opposed by the TPCA at this time.

We do continue to voice concerns over the following items in general as applied by the Planning Department:

1. TPCA is consistent in its review of land use amendments. We feel it is important to restrict the R-CG and M-CG designation to the blocks identified for Neighbourhood Connector in the LAP.
2. The LAP already identifies this space as a future mobility corridor, increased density will impact the viability of this plan.
3. 32 Avenue NE is a designated bicycle route and there are already significant traffic issues on that street. We do not feel that adding high density housing at this location is appropriate without improved bicycle infrastructure to that street.
4. The overall height permitted for M-CG is not contextual. It only references one adjacent property vs. contextual average of multiple adjacent properties. The proposed zoning height up to 13m whereas the adjacent properties vary between 5-6.5m height is not consistent, the slope of the location further degrades privacy of neighbours to the south.
5. The M-CG rezoning does not align in general with the Local Area Plan (LAP) as this site is within a "Neighborhood Local" zone as defined in the LAP.

I trust the foregoing is in order, please contact the undersigned at 403-903-9887 to discuss further.

Tuxedo Park Community Association

Julien Poirier
President