

Land Use Amendment in Tuxedo Park (Ward 7) at 252 – 19 Avenue NE, LOC2023-0119

RECOMMENDATION:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.05 hectares ± (0.12 acres ±) located at 252 – 19 Avenue NE (Plan 1367O, Block 2, Lot 26 and a portion of Lot 27) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CGd85) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for multi-residential buildings in a variety of forms including townhouses, rowhouse buildings 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 Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? The proposed Multi-Residential – Contextual Grade-Oriented (M-CG) district 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.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, located in the northeast community of Tuxedo Park, was submitted by CivicWorks on behalf of the landowner, Trail19 Ltd., on 2023 May 01. No development permit has been submitted at this time; however, as referenced in the Applicant Submission (Attachment 2), the intention is to accommodate a development with four units with four secondary suites.

The approximately 0.05 hectare parcel is located 50 metres (one-minute walk) west of Edmonton Trail NE on 19 Avenue NE, 300 metres (five-minute walk) north of 16 Avenue NE and 400 metres (seven-minute walk) east of Centre Street N. All three of these streets are Urban Main Streets and are well served by transit including multiple Bus Rapid Transit routes. The parcel 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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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. In response, the applicant implemented engagement tactics including mailing letters to all addresses within approximately 200 metres of the site. The applicant also contacted the Ward 7 Councillor's office and Tuxedo Park Community Association. Furthermore, the applicant provided on-site signage (in addition to the City of Calgary required notice posting), a website feedback portal and a dedicated phone and email line for public responses. More details can be found in the Applicant Outreach Summary (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 no letters in response.

The Tuxedo Park Community Association (CA) provided a letter of opposition to this application (Attachment 4). The concerns raised included:

- too much density;
- not enough parking;
- management and storage of waste and recycling containers; and
- quality and maintenance of building and landscaping.

When determining the suitability of a land use redesignation application, Administration considers if the proposal complies with the applicable policies and if the proposal would fit within the surrounding context and land uses. Administration considered the relevant planning issues specific to the application and has determined the application to be appropriate. The building, site design and further review of parking considerations will be evaluated through a future development permit application.

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.

IMPLICATIONS

Social

The proposed land use district will 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.

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Environmental

The redesignation of this site can support additional housing in a transit supportive area which contributes to the overall goals of the *Calgary Climate Strategy – Pathways to 2050* by supporting more household mobility options and may reduce greenhouse gas emissions as a result of lower vehicle usage. Further strategies will be explored and encouraged at subsequent development approval stage.

Economic

The ability to develop up to four 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