

**Land Use Amendment in Tuxedo Park (Ward 7) at 110 – 31 Avenue NW, LOC2023-0079**

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**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 110 – 31 Avenue NW (Plan 2617AG, Block 64, Lots 39 and 40) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CGd75) District.

**HIGHLIGHTS**

- This land use amendment application seeks to redesignate the subject site to the Multi-Residential – Contextual Grade-Oriented (M-CGd75) District to allow for a variety of building forms including townhouses, rowhouse buildings and fourplexes in addition to the building forms already listed in the existing district (e.g. single detached, semi-detached, duplex dwellings and secondary suites).
- The proposal represents a moderate increase in density compatible with the built form and character of the existing community. The application is in keeping with the *Municipal Development Plan (MDP)* and the *North Hill Communities Local Area Plan (LAP)*.
- What does this mean to Calgarians? The proposed M-CGd75 District would provide for greater housing choice within the community and more efficient use of existing infrastructure, public amenities, and transit.
- Why does this matter? The proposed redesignation would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles, and demographics.
- A development permit application has not been submitted at this time.
- There is no previous Council direction regarding this proposal.

**DISCUSSION**

This application, located in the northwest community of Tuxedo Park, was submitted by Horizon Land Surveys on behalf of the landowner, Ermal Qirici, on 2023 March 30. No development permit application 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 built form that could allow four dwelling units and four secondary suites.

The approximately 0.06 hectare (0.14 acre) site is located on the north side of 31 Avenue NW, less than 50 metres west of Centre Street N. It is at the end of a residential block adjacent to a lane that separates the site from development on Centre Street N. It currently contains a single detached dwelling with access available from the lane along the eastern property line. The site also contains a rear lane along the northern property line.

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 public/interested parties and the respective community association was appropriate. In response, the applicant did use the Toolkit and determined that direct engagement was appropriate. The applicant did a postcard delivery and door knocking to residents within a 90-metre radius of the site, and reached out to the Community Association. After the Community Association suggested that a density modifier should be added to the base M-CG district, the applicant added a density modifier of 75 units per hectare, which will allow for a maximum of four dwelling units and four secondary suites on this parcel. The Applicant Outreach Summary can be found in Attachment 3.

**City-Led Outreach**

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners. Administration received no response from the public either in support or opposition to the proposed land use amendment.

The Tuxedo Park Community Association (CA) provided a letter on 2023 November 15 (Attachment 4) with comments primarily relating to a future development permit application. A summary of the comments includes the following:

- having adequate vehicle parking;
- sharing waste, recycling and compost bins;
- encouraging exterior and landscaping maintenance; and
- including quality architectural design in a future development permit.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The M-CGd75 District is consistent with the policies of the MDP regarding allowing modest intensification of existing inner-city neighbourhoods. The proposal is also consistent with the LAP where this site allows for a Neighbourhood Local Urban Form and a Building Scale of Limited (up to three storeys). The building, 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 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.

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**IMPLICATIONS**

**Social**

The proposed land use district allows 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**

The applicant has indicated that specific measures such as providing electric vehicle charging will be part of a future development permit application. Further opportunities to align future development on this site with the *Calgary Climate Strategy – Pathways to 2050* will be explored and encouraged at subsequent development stages.

**Economic**

The ability to develop up to four residential 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