

Land Use Amendment in Tuxedo Park (Ward 7) at 202 – 23 Avenue NW, LOC2017-0149

RECOMMENDATION:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.05 hectares \pm (0.13 acres \pm) located at 202 – 23 Avenue NW (Plan 21290, Block 33, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023 OCTOBER 19:

That Council give three readings to **Proposed Bylaw 245D2023** for the redesignation of 0.05 hectares \pm (0.13 acres \pm) located at 202 – 23 Avenue NW (Plan 21290, Block 33, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for rowhouses and townhouses, in addition to the building types already listed in the district (e.g. single detached, semi-detached, duplex dwellings and secondary suites).
- The proposal represents an appropriate density increase of a residential site, allows for development that is 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 it mean to Calgarians? The proposed Residential – Grade-Oriented Infill (R-CG) District would allow for greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does it matter? The proposed R-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 land use amendment application in the northwest community of Tuxedo Park, was submitted by Sara Karimiavval on behalf of the landowners, Mehbs and Nahid Ali, on 2017 May 17. No development permit application has been submitted at this time; however, as indicated in the Applicant Submission (Attachment 2), their intent is to apply for a four-unit rowhouse development in the future.

The 0.05 hectare site is located on the northwest corner of 23 Avenue NW and 1 Street NW. The site is currently developed with a single detached dwelling and a detached garage with driveway access from 1 Street NW. The site is approximately 100 metres (two-minute walk) west of Centre Street N, and approximately 500 metres (eight-minute walk) east of 4 Street NW.

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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 which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant door-knocked at eight neighbouring homes and distributed flyers. A flyer with project details and contact information was left at the Tuxedo Park 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 the public/interested parties, notice-posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received two letters of opposition from the public. The letters of opposition included the following areas of concern:

- increased density;
- parking impacts;
- shadowing; and
- noise.

The Tuxedo Park Community Association did not comment on the land use amendment application; however, they provided comments for consideration at the future development permit stage (Attachment 4).

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. 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 R-CG District would 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

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.

Economic

The proposed land use amendment would allow for a more efficient use of land, existing infrastructure and services, and provide more compact housing in the community.

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 245D2023**
- 6. CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform