

**Land Use Amendment in Tuxedo Park (Ward 7) at 201 and 203 – 17 Avenue NE,
 LOC2023-0134**

RECOMMENDATION:

That Calgary Planning Commission recommends that Council give three readings to the proposed bylaw for the redesignation of 0.12 hectares \pm (0.29 acres \pm) located at 201 and 203 – 17 Avenue NE (Plan 4804N, Block A, Lots 31 and 32) from Multi-Residential – Medium Profile Support Commercial (M-X2) District to Multi-Residential – Contextual Medium Profile (M-C2) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024
 FEBRUARY 8:**

That Council give three readings to **Proposed Bylaw 97D2024** for the redesignation of 0.12 hectares \pm (0.29 acres \pm) located at 201 and 203 – 17 Avenue NE (Plan 4804N, Block A, Lots 31 and 32) from Multi-Residential – Medium Profile Support Commercial (M-X2) District to Multi-Residential – Contextual Medium Profile (M-C2) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to the Multi-Residential – Contextual Medium Profile (M-C2) District to remove the minimum commercial use area required by the current Multi-Residential – Medium Profile Support Commercial (M-X2) District.
- The proposal allows for development that is compatible with the character of the existing neighbourhood and the absence of commercial development at this site is in keeping with the applicable policies of the *Municipal Development Plan (MDP)* and *North Hill Communities Local Area Plan (LAP)*.
- What does this mean to Calgarians? The proposed M-C2 District would allow for greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed M-C2 District would allow for additional grade-oriented housing options not permitted under the M-X2 District that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit for a four-unit building on a portion of the site has been submitted and is under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment application in the north community of Tuxedo Park was submitted by ABC House Design on behalf of the landowners, 2406877 Alberta Ltd. (Bobby and Navdeep Kailey) and Fung Nin (Calco) Fine Foods Ltd. on 2023 May 15. The application proposes redesignation to the M-C2 District to accommodate a four-unit townhouse building on the west parcel (201 – 17 Avenue NE), as indicated in the Applicant Submission (Attachment 2). A development permit application for the proposed four-unit building and detached garage was submitted on 2023 May 17 and is under review.

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The site is approximately 0.12 hectares (0.29 acres) in size and is comprised of two parcels located at the southeast corner of 17 Avenue NE and 1 Street NE. The site is currently developed with two single detached dwellings and detached garages. The site is in close proximity to three Urban Main Streets: Centre Street N, 16 Avenue NE and Edmonton Trail NE, which provide frequent transit service and a diverse range of commercial amenities, including a supermarket approximately 70 metres from the site (one-minute walk).

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 met in person with neighbouring landowners along 17 Avenue NE to discuss their proposed development. 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 one letter of support, and no letters of opposition from the public.

No comments from the Tuxedo Park Community Association were received. Administration contacted the Community Association to follow up and no response was received.

Following Calgary Planning Commission, notifications for a Public Hearing of Council 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 M-C2 District would allow for a wider variety of housing options to be developed on each parcel included in the application. The proposal may better accommodate the housing needs of different age groups, lifestyles and demographics.

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Environmental

The applicant has indicated that they plan to pursue specific measures as part of the proposed development permit which will align with the *Calgary Climate Strategy – Pathways to 2050* (Program F).

Economic

The proposed land use would allow multi-residential development to occur on each of the subject parcels without the need for commercial uses. This would provide increased housing choice and diversity in the community and allow for more efficient use of land, services and existing infrastructure.

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. **Proposed Bylaw 97D2024**
5. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform