

Land Use Amendment in Tuxedo Park (Ward 7) at 327 – 30 Avenue NE, LOC2024-0011

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.05 hectares ± (0.13 acres ±) located at 327 – 30 Avenue NE (Plan 2617AG, Block 49, Lot 11 and a portion of Lot 12) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for multi-residential development of low height and low density.
- The proposal represents an appropriate 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 allow for greater housing choice in 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 and may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit for a five-unit multi-residential building has been submitted and is under review.
- On 2024 May 14, City Council approved bylaw 21P2024 to redesignate multiple parcels city-wide, including this parcel. Bylaw 21P2024 will be in force on 2024 August 6.

DISCUSSION

This land use amendment application, in the community of Tuxedo Park, was submitted by Midnight Design Studio on behalf of the landowners, Allure Holdings Ltd. and Integer Holding Ltd., on 2024 January 12. The application proposes redesignation to the M-CG District to accommodate a five-unit multi-residential building, as indicated in the Applicant Submission (Attachment 2). A development permit application (DP2024-01685) for a three-storey, five-unit multi-residential development was submitted on 2024 March 10 and is under review.

The approximately 0.05 hectare (0.13 acre) parcel is located on 30 Avenue NE, just west of Edmonton Trail NE. The site is currently developed with a single detached dwelling with a detached garage and is bordered by a lane along the south and east property lines.

A detailed planning evaluation, 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 the public/interested parties and respective community association was appropriate. In response, the applicant contacted the Tuxedo Park Community Association to provide information and rationale for the proposal. 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 three letters of opposition from the public noting the following areas of concern:

- increased traffic and parking issues;
- increased noise and privacy concerns;
- decreased property values due to rental units; and
- increased density is inappropriate for the site.

The Tuxedo Park Community Association provided a letter in opposition on 2024 March 19 (Attachment 4) identifying the following concerns:

- there is already an apartment building at this intersection of Edmonton Trail NE and more units at this location would put additional strain on traffic and parking; and
- that the potential development could reduce the property values of adjacent landowners.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The proposed M-CG designation is consistent with the policies of the MDP regarding modest intensification of existing neighbourhoods. The proposal is also in accordance with the urban form and building scale policies of the LAP. 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.

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IMPLICATIONS

Social

The proposed M-CG District would allow for a wider range of housing types than the existing Residential – Contextual One / Two Dwelling (R-C2) District and may better accommodate the housing needs of different age groups, lifestyles and demographics.

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 are being explored and encouraged through the review of the development permit application.

Economic

The proposed M-CG District would enable a development of up to five dwelling units on the site. The development would provide additional housing opportunity and support local business and employment opportunities along Edmonton Trail NE.

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