

Planning and Development Services Report to
 Calgary Planning Commission
 2024 July 04

ISC: UNRESTRICTED
 CPC2024-0763
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**Land Use Amendment in Tuxedo Park (Ward 7) at 2817 Edmonton Trail NE and
 327 – 28 Avenue NE, LOC2024-0052**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.16 hectares \pm (0.39 acres \pm) located at 2817 Edmonton Trail NE and 327 – 28 Avenue NE (Plan 2617AG, Block 31, Lots 6 to 10) from Residential – Contextual One / Two Dwelling (R-C2) District to Mixed Use – General (MU-1f3.5h22) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024 JULY
 4:**

That Council give three readings to **Proposed Bylaw 236D2024** for the redesignation of 0.16 hectares \pm (0.39 acres \pm) located at 2817 Edmonton Trail NE and 327 – 28 Avenue NE (Plan 2617AG, Block 31, Lots 6 to 10) from Residential – Contextual One / Two Dwelling (R-C2) District to Mixed Use – General (MU-1f3.5h22) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for grade-oriented residential development while maintaining flexibility for mixed-use development of up to six storeys in height.
- The proposal would allow for an appropriate building form and set of uses along the Edmonton Trail NE Urban Main Street 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 Mixed Use – General (MU-1f3.5h22) District will allow for greater housing choices in the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposal would enable additional housing and potential commercial opportunities that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit for a 31-unit multi-residential development 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 Horizon Land Surveys on behalf of the landowners, Jennifer Mak and Johnoon, on 2024 February 16. The application proposes redesignation to the MU-1f3.5h22 District to accommodate a 31-unit multi-residential development.

The site is approximately 0.16 hectares (0.39 acres) in size and is comprised of two parcels located on the Edmonton Trail NE Urban Main Street at 28 Avenue NE. The Applicant Submission (Attachment 2) notes that MU-1f3.5h22 was selected as it allows for the intended

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development but would provide additional flexibility should there be a desire to pursue a larger project in the future. A development permit application (DP2024-02523) for the proposed 31 dwelling units was submitted on 2024 April 12 and is under review.

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 contacted the Tuxedo Park Community Association, spoke to nearby residents and delivered postcards to homes within 100 metres of the subject site. 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.

No public comments were received at the time of writing this report.

The Tuxedo Park Community Association provided comments in support of the land use on 2024 March 11 (Attachment 4) and highlighted areas for consideration with the development permit application.

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 MU-1f3.5h22 District would allow for a wider range of housing types than the existing land use district and will better accommodate the housing needs of different age groups, lifestyles and demographics. The option for developments to include local commercial uses at grade may provide for additional community vitality and activity along an Urban Main Street.

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

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on this site with applicable climate strategies are being explored and encouraged through the development permit application.

Economic

The proposed land use amendment would enable the development of both residential dwelling units and commercial uses. This would provide increased housing options while supporting local business and employment opportunities within Tuxedo Park and surrounding communities.

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 236D2024**
- 6. CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform