

**Land Use Amendment in Tuxedo Park (Ward 7) at 121 and 125 – 32 Avenue NE,
 LOC2024-0026**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.13 hectares \pm (0.32 acres \pm) located at 121 and 125 – 32 Avenue NE (Plan 2617AG, Block 65, Lots 32 to 35) from Residential – Grade-Oriented Infill (R-CG) District to Multi-Residential – Contextual Grade-Oriented (M-CGd78) District.

HIGHLIGHTS

- This land use amendment application seeks to redesignate the subject site to allow for multi-residential buildings in a variety of forms including rowhouses, townhouses and fourplexes.
- The proposal represents a moderate 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 proposal would provide for greater housing choices within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed Multi-Residential – Contextual Grade-Oriented (M-CGd78) 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 application, in the northeast community of Tuxedo Park, was submitted by Dobbin Consulting, on behalf of the landowner AVA Resources Ltd., on 2024 January 29. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), their intent is to develop a maximum of 10 dwelling units and secondary suites.

The 0.13 hectares (0.32 acres) site consists of two midblock parcels located on the south side of 32 Avenue NE. Each parcel is currently developed with a single detached dwelling, with parking accessed from the rear lane. The site is located approximately 100 metres (a two-minute walk) east of Centre Street N and approximately 430 metres (an eight-minute walk) west of Edmonton Trail NE. Both streets are identified as Urban Main Streets in the MDP. The site is within a 500 metre radius (a seven-minute walk) from the future 28 Avenue N Green Line LRT station.

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 the public/interested parties and respective community association was appropriate. In response, the applicant created an engagement website where residents could submit feedback about the land use amendment. Flyers were mailed to approximately 31 residents in adjacent or nearby properties. A flyer was sent to the Tuxedo Park Community Association (CA) to discuss the proposal with the applicant. 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.

The Tuxedo Park Community Association provided a letter of general support on 2024 August 12 (Attachment 4) that identified the following concerns:

- **adequate parking should be provided for all units;**
- **potential shadowing concerns due to building heights;**
- **communal waste and recycling facilities should be provided;**
- **exterior appearance and landscaping should be maintained; and**
- **quality architectural design should be provided.**

Administration considered the relevant planning issues 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 for the land use amendment 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 application 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.

Environmental

This application does not include actions that specifically address the objectives of the *Calgary Climate Strategy – Pathway to 2050*. Further opportunities to align future development on this

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site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

The ability to develop a multi-residential development would allow for more efficient use of land, existing infrastructure and services, as well as maximizing the Green Line investment that may increase transit ridership and help create a viable transit-oriented node near the future 28 Avenue N Green Line LRT station.

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

