

**Land Use Amendment in Tuxedo Park (Ward 7) at 115 and 121 – 21 Avenue NE,  
 LOC2024-0135**

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**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.20 hectares ± (0.50 acres ±) located at 115 and 121 – 21 Avenue NE (Plan 21290, Block 19, Lots 16 to 22) from Multi-Residential – Contextual Low Profile (M-C1) District to Multi-Residential – Contextual Medium Profile (M-C2d296) District.

**HIGHLIGHTS**

- This application seeks to redesignate the subject site to allow for multi-residential development of medium height and medium density.
- 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 this mean to Calgarians? The proposed Multi-Residential – Contextual Medium Profile (M-C2d296) 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-C2d296 District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit for a four-storey building containing 60 residential units with an underground parkade 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 northern community of Tuxedo Park was submitted by Professional Custom Homes on behalf of themselves and another landowner, Raymond Blasetti on 2024 May 14. As indicated in the Applicant Submission (Attachment 2), this application proposes a redesignation of the subject site to the M-C2d296 District to accommodate a 60-unit multi-residential development. A development permit (DP2024-04669) for a four-storey multi-residential development with an underground parkade and 60 residential units above was submitted on 2024 June 25 and is under review.

The approximately 0.20 hectare (0.50 acre) site, consisting of two parcels, is located along 21 Avenue NE, south of Lina's Italian Market & Café. It is approximately 45 metres (a one-minute walk) east of Centre Street N and approximately 325 metres (a five-minute walk) west of Edmonton Trail NE, with lanes on the west and south sides. Each parcel is currently developed with a single detached dwelling and detached garages accessed from the side or rear lane.

A detailed planning review, 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 conducted a community outreach campaign, including online advertisement on social media, on-site signage and postcards distributed to homes within a 200-metre radius. The applicant also reached out to the Tuxedo Park Community Association. The Applicant Outreach Summary can be found in Attachment 3.

**City-Led Outreach**

In keeping with Administration's practice, 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 17 letters of opposition and a petition with 37 signatures from the public. The letters include the following concerns:

- increased density;
- increased traffic and parking issues;
- increased noise;
- reduced sunlight and sky view;
- building height and massing;
- loss of tree canopy and green space;
- diminished quality of life for the neighbours;
- privacy and shadowing concerns; and
- the proposal does not fit the streetscape of the block.

The Tuxedo Park Community Association (CA) provided a letter on 2024 June 14 (Attachment 4) identifying the following planning-related concerns:

- the CA is generally supportive of higher density in this area but not at this scale;
- street parking issues;
- building height and shadow concerns to adjacent properties;
- garbage/recycling facility management; and
- architectural design and landscaping.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. A density modifier of 296 units per hectare has been proposed to cap the number of dwelling units to provide certainty to the community. Given the similar building setback requirements for the existing M-C1 District and the proposed M-C2 District, the noticeable increase in building scale is an additional height of 2 metres if both are

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built to capacity. The proposed four-storey building is less than what is allowed in the *North Hill Communities Local Area Plan (LAP)*, which permits up to six storeys. The building and site design, number of units, on-site parking, waste and recycling, and landscaping 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 to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

## **IMPLICATIONS**

### **Social**

The proposed application would enable a higher density development with more housing options in close proximity to transit and other amenities and embrace the growing housing needs of various demographics.

### **Environmental**

Administration has reviewed this application in relation to the objectives of the *Calgary Climate Strategy – Pathways to 2050* programs and actions. The applicant has committed to providing rough-ins for future solar panel installation, EV charging and rooftop community garden planters as part of the proposed development permit application. This supports the Renewable energy, Zero emission vehicles, and Natural infrastructure sections (Program D, F and K) of the *Climate Strategy*.

### **Economic**

The proposed land use would provide increased housing choice and diversity in the community, and support transit viability, local commercial and other services.

### **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

**Planning and Development Services Report to  
Calgary Planning Commission  
2024 October 17**

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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform