

Land Use Amendment in Tuxedo Park (Ward 7) at 111 – 28 Avenue NW, LOC2024-0109

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 111 – 28 Avenue NW (Plan 2617AG, Block 28, Lots 11 and 12) from Multi-Residential – Contextual Low Profile (M-C1) District to Direct Control (DC) District to accommodate an Office, with guidelines (Attachment 2).

HIGHLIGHTS

- This application seeks to redesignate the subject property to allow for an Office in an existing building, in addition to the uses already listed in the existing district.
- The proposal allows for a 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 land use amendment would allow for an existing building to be repurposed for an Office use that may provide local services to the community.
- Why does this matter? The proposed Direct Control (DC) District would allow for more flexible use of the existing building and infrastructure, increasing the services available to nearby residents in manner that would not detract from the surrounding context.
- No development permit application has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, in the northwest community of Tuxedo Park, was submitted by SK2 Design Build on behalf of the landowner, Amy Long, on 2024 April 08.

The approximately 0.06 hectare (0.14 acre) site is located on the south side of 28 Avenue NW, less than a one-minute walk west of Centre Street N. The parcel is currently developed with a single detached dwelling and a detached garage with lane access from the side and rear. The proposed Direct Control (DC) District would allow for the additional discretionary use of Office within the existing building.

No development permit application has been submitted at this time; however, as noted in the Applicant Submission (Attachment 3), the intent of the application is to accommodate an Office within the existing building. When the site redevelops, the intent is that the site returns to a residential base and the Office use would no longer be accommodated. The existing building may also continue to operate as a residential dwelling if the Office use does not occur or is discontinued in the future.

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

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

ISC: UNRESTRICTED
CPC2024-1136
Page 2 of 3

Land Use Amendment in Tuxedo Park (Ward 7) at 111 – 28 Avenue NW, LOC2024-0109

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 visited with adjacent neighbours (east, west and south of the subject site) to share their proposal information and obtain feedback. The Applicant Outreach Summary can be found in Attachment 4.

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 two letters of opposition from the public. The letters of opposition included the following areas of concern:

- increased traffic and parking issues;
- privacy considerations; and
- Office use does not fit character of the community.

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

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The proposed Office use will be limited in scale and intended to be located within the existing house. Therefore, it is not anticipated to negatively impact the residential character of the subject site. On-site parking and waste management 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.

IMPLICATIONS

Social

The proposal would allow for an additional commercial use that may provide services for Calgarians within a growing and densifying established neighbourhood and contributes to the range of community amenities.

Land Use Amendment in Tuxedo Park (Ward 7) at 111 – 28 Avenue NW, LOC2024-0109

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 will be explored and encouraged at subsequent development approval stages.

Economic

The proposed land use amendment would allow for additional commercial opportunities in the area, contributing to the overall economic vitality of the neighbourhood.

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. Proposed Direct Control District
3. Applicant Submission
4. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform