

Planning & Development Report to
Calgary Planning Commission
2019 November 07

ISC: UNRESTRICTED
CPC2019-1354

Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 140 - 25 Avenue NE, LOC2019-0064

EXECUTIVE SUMMARY

This application was submitted by Steven Ho Architect on 2019 May 07 on behalf of the landowner, Feng Ming Li. The application proposes to redesignate the subject lands from Residential – Contextual One / Two (R-C2) District to Residential – Grade Oriented Infill (R-CG) District to allow for:

- rowhouses in addition to the building types already allowed (e.g. single-detached, semi-detached, duplex dwellings, and secondary suites);
- a maximum building height of 11 metres (an increase from the current maximum of 10 metres);
- a maximum of 3 dwelling units (an increase from the current maximum of 2 dwelling units); and
- the uses listed in the R-CG District.

An amendment to the *North Hill Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use redesignation. The proposal conforms to the ARP as amended and aligns with the applicable policies of the *Municipal Development Plan* (MDP).

No development permit application has been submitted at this time.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed amendment to the North Hill Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.04 hectares ± (0.10 acres ±) located at 140 - 25 Avenue NE (Plan 2617AG, Block 12, Lot 1 and portion of Lot 2) from the Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade - Oriented Infill (R-CG) District; and
4. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

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BACKGROUND

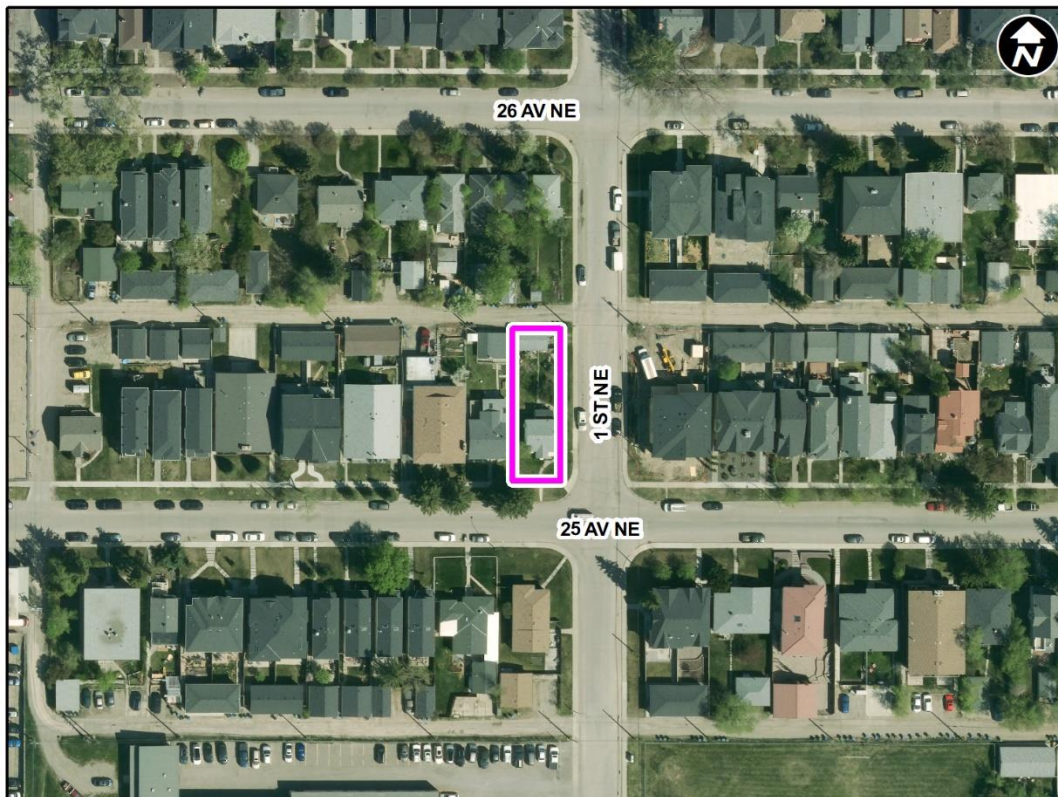
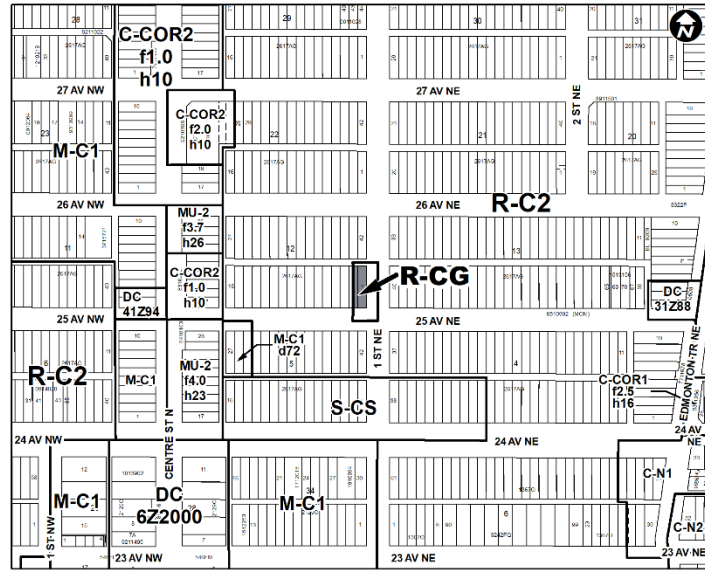
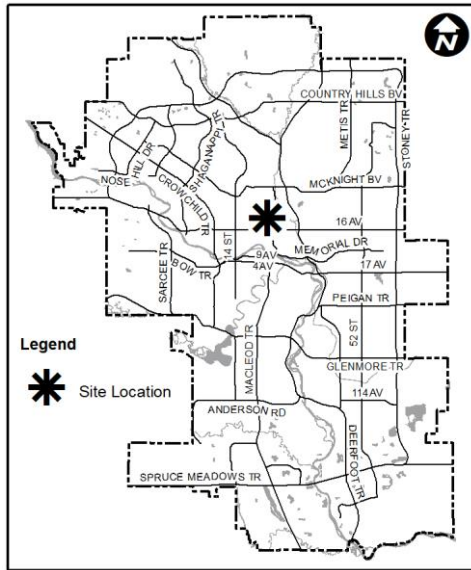
This land use amendment application was submitted by Steven Ho Architect on behalf of the landowner Feng Ming Li on 2019 May 07. While no development permit has been submitted at this time, the applicant has indicated their intent to develop a three-unit rowhouse development (Attachment 1).

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Location Maps



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Site Context

The subject parcel is located on the northwest corner of the intersection at 1 Street NE and 25 Avenue NE in the community of Tuxedo Park. The subject parcel is approximately 0.04 hectares (0.10 acres) with approximate dimensions of 36 by 11.3 metres. The parcel is surrounded by a mix of low density residential developments in the form of single and semi-detached dwellings in all directions. The parcel abuts a lane along the north side and there is a one-storey single detached dwelling and an accessory residential building that exists on the parcel. The parcel is located one block east from Centre Street N and one block west from Edmonton Trail NE. The parcel is located one block north of the Calgary Regional Consortium which is designated as Special Purpose – Community Services (S-CS) District.

As identified in *Figure 1*, the community of Tuxedo Park has observed an increase in population with its peak population in 2018.

Figure 1: Community Peak Population

Tuxedo Park	
Peak Population	5,165
2018 Current Population	5,165
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: The City of Calgary 2018 Civic Census

Additional demographic and socio-economic information may be obtained online through the [Tuxedo Park](#) community profile.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This application was submitted to redesignate the parcel to the Residential – Contextual Grade Oriented Infill (R-CG) District to facilitate a wider variety of low density residential developments and uses. Subject to the minor policy amendment to the ARP, also included in this report, the proposal generally meets the objectives of all applicable planning policies as described in the Strategic Alignment section of this report.

Planning Considerations

The following sections highlight the scope of the technical planning analysis conducted by Administration.

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Land Use

The existing Residential – Contextual One / Two Dwelling (R-C2) District allows for low density residential developments with a maximum of two dwelling units and with a maximum building height of 10 metres. Single detached, semi-detached, duplex dwellings, and secondary suites, are all appropriate uses for this District.

The proposed Residential – Grade Oriented Infill (R-CG) District allows for a wide range of low-density housing forms with a maximum building height of 11 metres. The subject site would accommodate a maximum of three-units based on the parcel area and the district's maximum density of 75 units per hectare. The R-CG District also allows for all other low density residential housing types such as single detached, semi-detached, duplex dwellings and secondary suites.

Development and Site Design

The rules of the proposed Residential – Contextual Grade Infill (R-CG) District will provide guidance for future site development including appropriate building height, massing and setbacks, land uses and parking. Given the specific context of this corner site, additional items that will be considered through the development permit process include, but are not limited to the following:

- building interface and grade orientation of all units along 25 Avenue NE and 1 Street NE;
- respecting the immediate context and privacy of adjacent residential developments;
- providing the minimum number of motor vehicle parking for all dwelling units, and
- ensuring direct vehicle access from abutting north rear lane.

Environmental

An Environmental Site Assessment was not required. There are no known environmental contamination concerns on the parcel or in the immediate area.

Transportation

Vehicular access to the parcel is available from the rear lane. Motor vehicle street parking is unrestricted for both 25 Avenue NE and 1 Street NE. Vehicular access and parking will be reviewed during the development permit application process to ensure the parcel is adequate to accommodate future redevelopment of the site.

The subject site is located approximately 200 metres east from the Centre Street N Primary Transit Network (PTN) and approximately 350 metres west from the Edmonton Trail NE PTN. The immediate area is serviced by Calgary Transit stops along both Centre Street and Edmonton Trail NE, with both north and southbound transit routes. Additionally, the parcel is located approximately 550 metres from the future 28 Avenue N Station of the Green Line LRT.

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A Transportation Impact Assessment and parking study was not required for this application.

Utilities and Servicing

Water, sanitary and storm sewer mains are all available and can accommodate the potential redevelopment of the subject site without the need for off-site improvements at this time. Individual servicing connections as well as appropriate storm water management will be considered and reviewed at the development permit stage.

Stakeholder Engagement, Research and Communication

In keeping with the Administration's standard practices, this application was circulated to all relevant stakeholders and notice posted on site. Notification letters were also sent to adjacent landowners and the application was advertised online.

The application was circulated to the Tuxedo Park Community Association and they have no objection (Attachment 2).

Administration received seven letters of opposition to this application. Reasons stated for opposition are summarized as follows:

- not compatible to the surrounding context of single and semi-detached dwellings;
- increase of density;
- provision of motor vehicle parking; and
- higher vehicle traffic flows.

Administration also received a petition consisting of five signatures supporting the redevelopment of the subject site.

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. The design is considered a very moderate density increase, compatibility of discretionary uses with respect to the surrounding neighbourhood, design and parking requirements will be reviewed at the development permit stage.

Following Calgary Planning Commission, notifications for Public Hearing of Council 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.

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Strategic Alignment

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the *South Saskatchewan Regional Plan* (SSRP) which directs population growth in the region to Cities and Town and promotes the efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan* as the proposed land use amendment and policy amendments builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure and establishing strong and sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Residential – Developed – Inner City area as identified on Map 1: Urban Structure in the *Municipal Development Plan* (MDP). The applicable MDP policies encourage redevelopment and modest intensification in the inner-city communities to make more efficient use of existing infrastructure, public amenities and transit. Such redevelopment is intended to occur in a form and nature that respects the scale and character of the neighbourhood context. The proposal is in keeping with the relevant MDP policies as the rules of the R-CG District provide for a modest increase in density in a low-density form that is sensitive to existing residential development in terms of height, built-form and density.

The subject parcel is located between the Centre Street N and Edmonton Trail NE Urban Main Streets. Urban Main Streets intend to provide high levels of residential and employment intensification.

North Hill Area Redevelopment Plan (Statutory – 2000)

The *North Hill Area Redevelopment Plan* (ARP) encourages a variety of housing types that accommodate different age groups, household types, income levels and supports residential intensification which contributes to the renewal and vitality of all communities within the policy study area.

The parcel is located within the Low Density Residential area according to Map 2 of the ARP. Low density areas are intended to maintain the stability in the policy study area and to protect the existing residential character and quality of the neighbourhood. Single and semi-detached dwellings are identified as appropriate for these areas.

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In order to align the proposed land use amendment application with the ARP, a minor amendment to Map 2: Future Land Use Policy – Mount Pleasant and Tuxedo (Attachment 3) is required. Map 2 will be amended to change the subject site from Low Density Residential to Low Density Residential or Low Density Multi Dwelling.

The Low Density Residential or Low Density Multi Dwelling area intends to provide a wider range of housing options which include low profile multi-unit developments. The preferred building form in this area has a maximum height of three stores and direct orientation to grade.

The ARP is currently under review by Administration as part of the North Hill Communities Local Growth Planning initiative. A full update to the local area plan is anticipated by Q1 2020.

Social, Environmental, Economic (External)

This proposal will allow for additional residential intensity which will facilitate a more compact urban form that makes efficient use of land and existing infrastructure. The proposed land use and policy amendment also encourages creating housing diversity and housing options for the citizens of Calgary.

Financial Capacity

Current and Future Operating Budget

There are no known impacts to the current and future operating budgets.

Current and Future Capital Budget

The proposed amendments do not trigger capital infrastructure investment and there are no growth management concerns at this time.

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposal is in keeping with applicable policies of the *North Hill Area Redevelopment Plan*, as amended, and the *Municipal Development Plan*. The proposed R-CG District was designed to be implemented in proximity to or directly adjacent to low density residential development. The proposal represents a modest increase in density for an inner-city parcel of land and allows for development that has the ability to be compatible with the character of the existing neighbourhood.

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ATTACHMENT(S)

1. Applicant's Submission
2. Community Association Letter
3. Proposed Amendment to the North Hill Redevelopment Plan