

Planning & Development Report to
Calgary Planning Commission
2019 December 19

ISC: UNRESTRICTED
CPC2019-1567

Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 202 – 22 Avenue NW, LOC2019-0136

EXECUTIVE SUMMARY

This land use amendment application was submitted by QAA Designs on behalf of the landowner Ranjit Kaur Wadh on 2019 August 20. This application proposes to change the designation of this property from Residential – Contextual One / Two Dwelling (R-C2) District to Residential - Grade-Oriented Infill (R-CG) District to allow for:

- rowhouses in addition to building types already allowed (e.g. single detached, semi-detached, and duplex dwellings in addition to secondary suites);
- a maximum building height of 11 metres (an increase from the current maximum of 10 metres);
- a maximum of 4 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 aligns with the applicable policies of the *Municipal Development Plan*.

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 amendments 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 0.06 hectares + (0.14 acres) located at 202 – 22 Avenue NW (Plan 2129O), Block 30, Lots 1 and 2) from 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

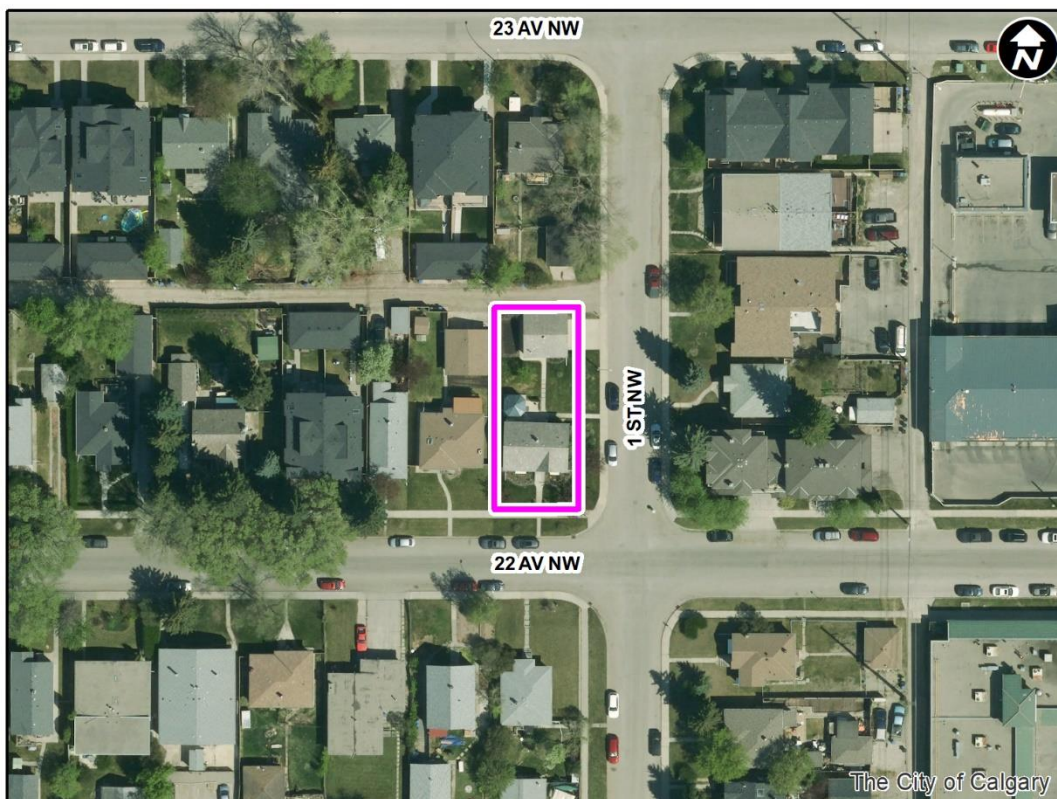
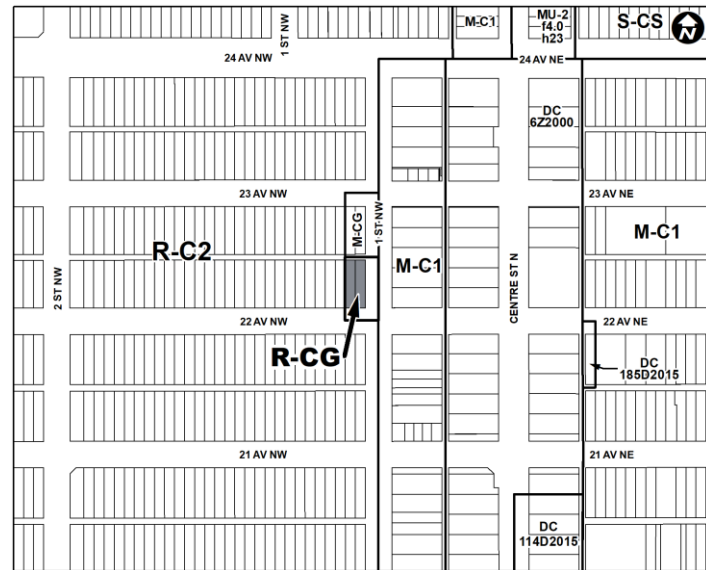
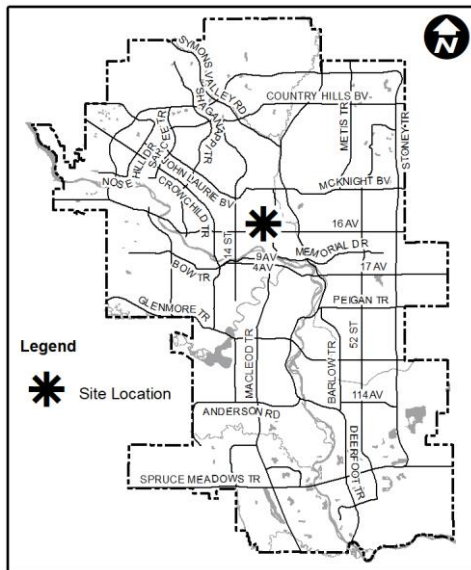
This land use amendment application was submitted by QAA Designs on behalf of the land owner Ranjit Kaur Wadh on 2019 August 29. No development permit has been submitted at this time. As indicated in the Applicant's Submission (Attachment 1), the applicant intends to pursue four units on the site, but has not determined the exact design of the development at this time.

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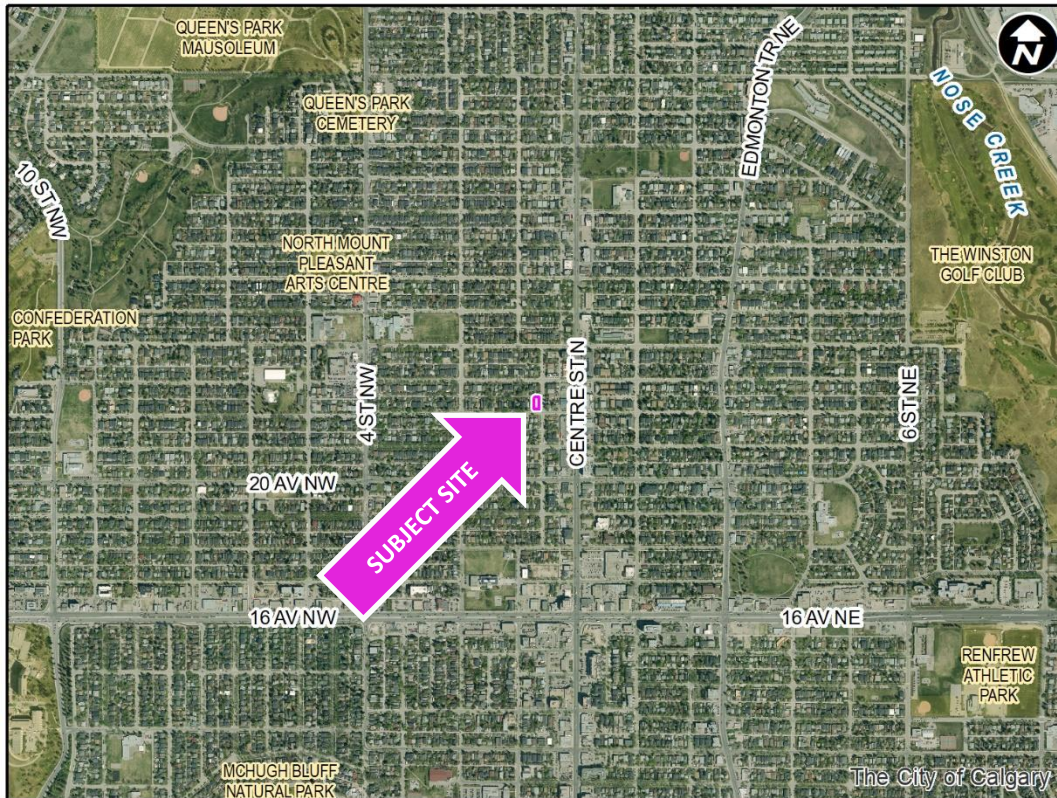
Location Maps



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Site Context

The subject site is located in the community of Tuxedo Park at the northwest corner of 1 Street NW and 22 Avenue NW. The site is approximately 0.06 hectares in size and is approximately 15 metres wide by 37 metres long. The parcel is currently developed with a single detached dwelling with a rear detached garage which is accessed off 1 Street SW. A rear lane is located north of the subject site.

Surrounding development is characterized by a mix of single and semi-detached dwellings designated as R-C2 to the north, south and west. To the east of the site is medium density multi-residential designated Multi-Residential – Contextual Low Profile (M-C1) District. Centre Street N is located approximately 100m to the east and includes multi-residential and commercial development.

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As identified in *Figure 1*, the community of Tuxedo Park reached peak population in 2018.

Figure 1: Community Peak Population

Tuxedo Park	
Peak Population Year	2018
Peak Population	5165
2018 Population	5165
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

The proposal represents a modest increase in density for a corner parcel of land in an inner city area and provides for a development form that will be compatible with the low density residential character of the existing neighbourhood.

Planning Considerations

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

Land Use

The existing Residential – Contextual One / Two Dwelling (R-C2) District is a residential designation in developed areas that is primarily for single detached dwellings, semi-detached dwellings and duplex dwellings. Single and semi-detached dwellings may include secondary suites. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units.

The proposed Residential – Grade-Oriented Infill (R-CG) District allows for two to three-storey (11 metres maximum height) low-density rowhouse developments where one façade of each dwelling unit must directly face a public street. The district provides for a maximum density of 75 units per hectare which would enable up to four dwelling units on the subject site. The R-CG District also allows for a range of other low-density housing forms such as single detached, semi-detached, and duplex dwellings and secondary suites.

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Development and Site Design

The rules of the proposed Residential – Grade-Oriented Infill (R-CG) District will provide basic guidance for the site development including appropriate uses, building height, massing, landscaping 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:

- ensuring an engaging built interface along both 22 Avenue NW and 1 Street NW;
- emphasizing individual at-grade entrances;
- improving pedestrian connections along 1 Street NW by ensure vehicle access to the site is off the lane;
- provision of parking for the rowhouse development; and
- the location and screening of amenity spaces.

Environmental

There are no environmental concerns associated with the site or this proposal.

Transportation

Pedestrian access to the site is available from existing sidewalks along 1 Street NW and 22 Avenue NW. While there is street parking available on both 1 Street NW and 22 Avenue NW, direct vehicular access shall be via the lane only.

The site is serviced by Calgary Transit with bus stops located approximately 200 metres away on Centre St N. Multiple routes serve the area including the 300/301 North/South BRT. The subject site is approximately 750 metres from the future 28 Avenue Greenline LRT Station and 750 metres from the future 16 Avenue Greenline Station.

A Transportation Impact Assessment was not required as part of this application.

Utilities and Servicing

Public water and sanitary exist within the adjacent public right-of-way. Development servicing will be determined at the development permit and development site servicing plan stage. Individual servicing connections, as well as appropriate stormwater management will be considered and reviewed at development permit stage.

Stakeholder Engagement, Research and Communication

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

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The Tuxedo Park Community Association is opposed to the land use redesignation and 8 public responses were received in opposition. The concerns focused on the following areas:

- the level of density proposed should only be located on the 100 block of the avenues in Tuxedo Park;
- increase of density to four units is inappropriate for the street;
- parking and traffic congestion;
- privacy and shadow impacts; and
- character of the street will be altered.

Administration has considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate for the site as the R-CG District is a low-density district and intended to be located adjacent to other low-density districts, as well as accommodate a modest density increase within neighbourhoods. Parking and design considerations will be reviewed at the development permit stage

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted onsite and mailed out to adjacent land owners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

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 Towns and promotes the efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the [Interim Growth Plan](#). The proposed land use amendment and policy amendment build 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 site is located within the Developed Residential –Inner City Area as identified on Map 1 of the [Municipal Development Plan](#) (MDP). Both City-Wide policies and Inner City Area policies apply. In general, these policies encourage redevelopment in inner city communities that is similar in scale and built-form to existing development, including a mix of housing. In addition, MDP policies encourage higher residential densities in areas that are more extensively served by existing infrastructure, public facilities, and transit.

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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.

Administration reviewed the ARP and recommends that the proposed land use is appropriate given that R-CG is considered a low-density district. 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 2) 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 storeys and direct orientation to grade.

North Hill Communities Local Growth Planning

Administration is currently undertaking the North Hill Communities Local Growth Planning initiative, which includes the community of Tuxedo Park. The local area plan is anticipated by Q1 2020. This multi-community planning process does not prohibit applications from being submitted.

Social, Environmental, Economic (External)

The recommended land use allows for a wider range of housing types than the existing R-C2 District and as such, the proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics. Further, the ability to develop up to four rowhouse units, or a mix of units with suites, will make more efficient use of existing infrastructure and services.

Financial Capacity

Current and Future Operating Budget

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

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Current and Future Capital Budget

The proposed land use amendment does not trigger capital infrastructure investment and therefore 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 *Municipal Development Plan* and the *North Hill Area Redevelopment Plan*, as amended. The proposed R-CG District is a low-density district and was designed to be implemented in proximity to or directly adjacent to low density residential development. The proposal represents a modest density increase of an inner-city parcel of land and allows for development that has the ability to be compatible with the character of the existing neighbourhood.

ATTACHMENTS

1. Applicant's Submission
2. Proposed Amendment to the North Hill Area Redevelopment Plan