

Planning & Development Report to
Calgary Planning Commission
2020 April 16

ISC: UNRESTRICTED
CPC2020-0329

**Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at
3217 Centre Street NW, LOC2019-0041**

EXECUTIVE SUMMARY

This application was submitted by K5 Designs on 2019 March 27 on behalf of the landowner, Sai Keung Kenneth Leung. The application proposes to change the designation of this parcel from Residential – Contextual One / Two Dwelling (R-C2) District to Mixed Use - General (MU-1f4.0h23) District to allow for:

- a mix of residential and commercial uses in street-oriented buildings with either commercial or residential uses at street level;
- a maximum building height of 23 metres, or approximately six to seven storeys (an increase from the current maximum of 10 metres);
- a maximum building floor area of approximately 1,951 square metres, based on a floor area ratio (FAR) of 4.0; and
- the uses listed in the MU-1 District.

A minor map and textual amendment to the *North Hill Area Redevelopment Plan (ARP)* is required to accommodate the proposed land use redesignation. The proposal is in conformance with the applicable policies of the *Municipal Development Plan (MDP)* and the ARP, as amended.

No development permit 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 0.05 hectares ± (0.12 acres ±) located at 3217 Centre Street NW (Plan 2617AG, Block 64, Lots 7 and 8) from Residential – Contextual One / Two Dwelling (R-C2) District to Mixed Use - General (MU-1f4.0h23) 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 K5 Designs on behalf of the landowner, Sai Keung Kenneth Leung on 2019 March 27. While no development permit application has been submitted at this time, the future intent of the landowner is to explore development of this vacant parcel in the form of a mixed use development as noted in the Applicant Submission (Attachment 1).

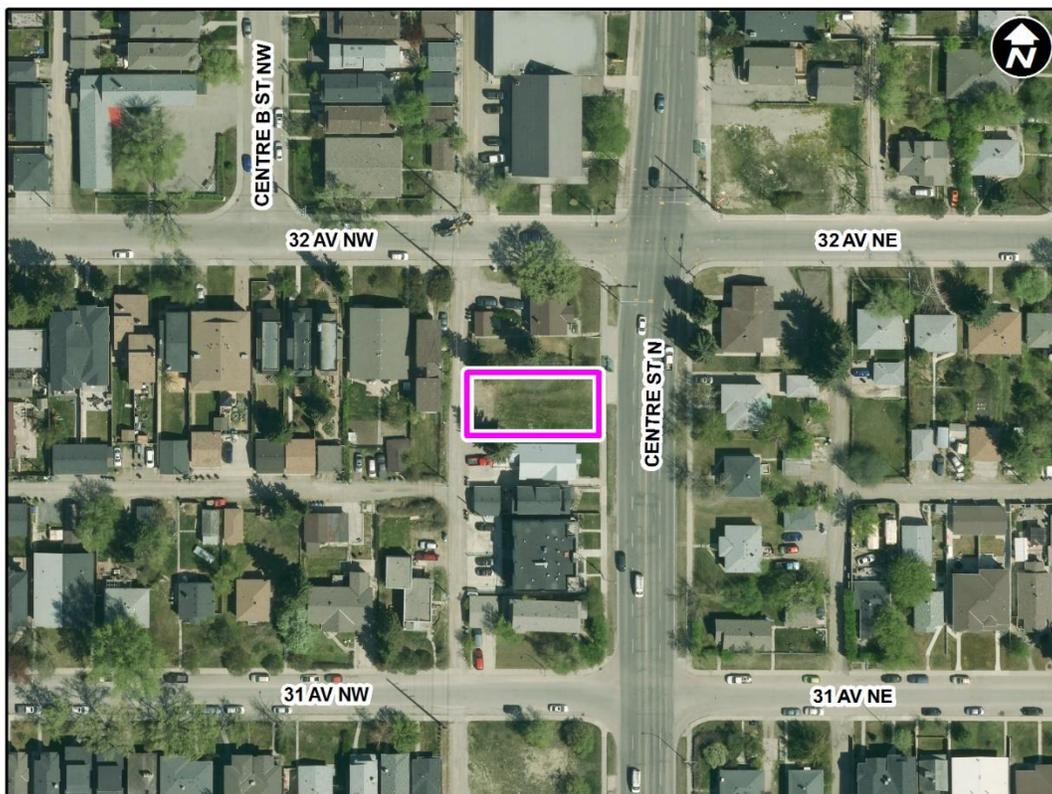
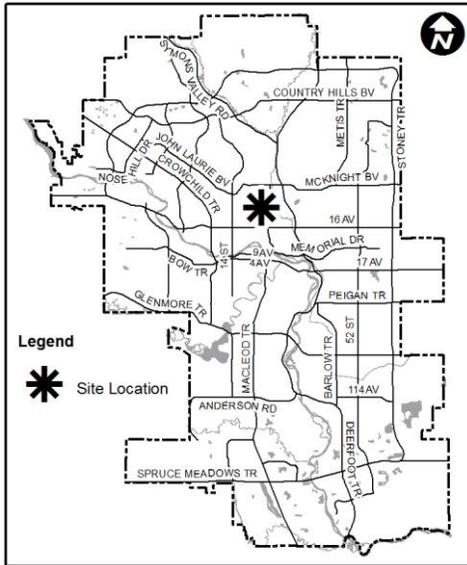
On 2019 July 22 Council approved the same land use district (MU-1f4.0h23) at 3216 Centre Street NE ([LOC2019-0001](#)) directly to the east and across Centre Street N from the subject site (Bylaw 153D2019). Both parcels have the same site size and property dimensions and front onto Centre Street N.

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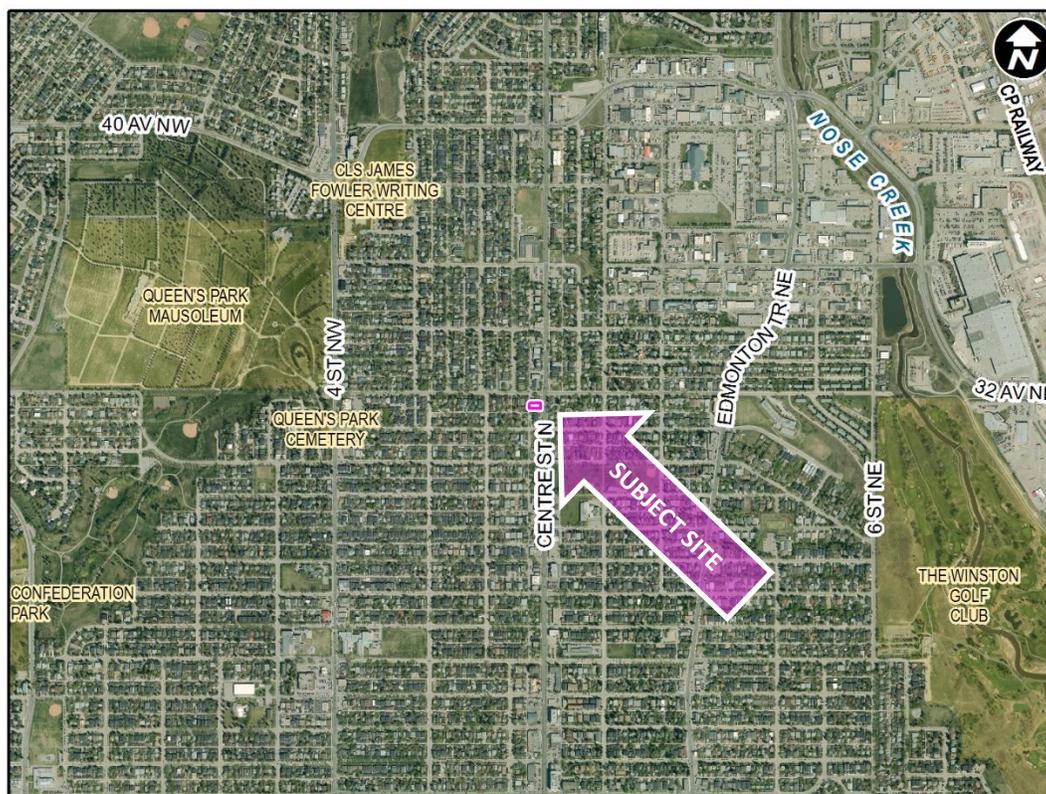
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Location Maps



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Site Context

The subject site is located on the west side of Centre Street N in the community of Tuxedo Park, one parcel south of 32 Avenue NW. The area directly surrounding the subject site contains primarily low density single detached dwellings, although numerous infill multi-residential and mixed use developments in the form of apartments with residential or commercial at grade are becoming evident along Centre Street N.

Surrounding uses consists of the following:

- North - single detached dwellings, a Place of Worship and apartment buildings under the Multi-Residential – Contextual Low Profile (M-C1) District north of 32 Avenue NW;
- East - a parcel with the same land use (MU-1f4.0h23) district as proposed by the subject application as well as single detached dwellings and a small-scale business;
- West - low density residential in the form of single and semi-detached dwellings;
- South - low and medium density residential in the form of a three-storey apartment building and several vacant parcels.

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The site is situated approximately 300 metres (a five minute walking distance) north of the proposed Green Line LRT Station planned at 28 Avenue N and Centre Street N. A high frequency bus rapid transit service is currently operating along Centre Street N among other local bus routes.

The site is approximately 0.05 hectares (0.12 acres) in size, is vacant and slopes down from north to south. The parcel is roughly 15 metres by 30 metres and has rear lane access.

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

Figure 1: Community Peak Population

Tuxedo Park	
Peak Population Year	2018
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

The proposed MU-1f4.0h23 District would provide for a mix of commercial and residential uses, while allowing for increased density that utilizes the land more efficiently. Further analysis on how this proposal aligns with applicable City policies is provided in the following Strategic Alignment section of this report.

Planning Considerations

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

Land Use

The current land use designation for the site is Residential – Contextual One / Two Dwelling (R-C2) District. The R-C2 District is a residential designation in developed areas that is primarily for single detached, semi-detached and duplex dwellings. This district allows for a maximum of two dwelling units and a maximum building height of 10 metres.

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The proposed Mixed Use - General (MU-1f4.0h23) District is intended to accommodate commercial and residential uses in street-oriented buildings. The district allows for the potential of both commercial and residential uses at street level with a floor area ratio of 4.0 at a maximum building height of 23 metres (approximately six to seven storeys).

Development within the MU-1 District is intended to respond to the local area context by establishing a maximum building height and density for individual parcels and includes contextually sensitive height rules that further regulates building height within proximity to low-density residential districts. The proposed height increase of 13 metres (about three to four additional storeys) is lowered by the required step backs from low density residential lands allowing a transitional building height. Since the parcels to the north and south of the subject site on Centre Street N will also support an increase in density and are consistent with the draft [North Hill Communities Local Area Plan](#) (presented to Planning and Urban Development 2020 March 04), it is expected that Centre Street N would undergo some form of intensification in the future. In consideration of the future Green Line planned along Centre Street N, the height increase is considered acceptable and will be in context with future development. The height restriction will still be applicable along the rear lane adjacent to the low density residential uses to the west of the subject site.

The proposed land use district, with an increase in floor area ratio and height, is appropriate for the following reasons:

- it recognizes the existing and future context of the subject site within an area of intensifying land uses along Centre Street N;
- it supports the vision of Centre Street N as an Urban Main Street in the *Municipal Development Plan*;
- Centre Street N is part of the Primary Transit Network and considered an existing Transit Oriented Development corridor with the bus rapid transit to downtown Calgary; and
- the future LRT Green Line, with a proposed station at 28 Avenue N, further supports Transit Oriented Development with slightly higher development intensities.

Development and Site Design

A development permit application has not been submitted at this time. Due to the proposed land use district only affecting a single parcel, providing adequate vehicular parking and adhering to the required height chamfers may be a challenge and will be evaluated during the development permit process. The MU-1 District requires grade orientation along Centre Street and will have to respect the context and privacy of adjacent residential uses.

The rules of the proposed Mixed Use - General (MU-1) District and policies of the *North Hill ARP* will provide guidance for future site development including appropriate uses, building massing, height, landscaping and parking. Given the specific context of this sloping site on Centre Street, additional items that will be considered through the development permit process include, but are not limited to:

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- ensuring an engaging built interface along the Centre Street frontage;
- improving pedestrian connections along Centre Street to the transit stops by ensuring vehicle access to the site is off the rear lane; and
- mitigation of shadowing, overlooking, and privacy concerns due to the slope of the site.

Environmental

No environmental issues were identified for the subject site.

Transportation

The site is located along Centre Street N, approximately 300 metres (approximately five minute walking distance) from the future 28 Avenue North Green Line LRT station. Currently, Bus Rapid Transit services the area along Centre Street N. No improvements to the street network are required until the Green Line is implemented, however, the existing right of way needs to be widened to allow for Green Line infrastructure.

There is a 3.81 metre bylaw setback for public realm enhancements along Centre Street from 32 Avenue NE to Memorial Drive NE, which includes the subject parcel. These setbacks are intended for public realm enhancements, and in this case are to facilitate future Green Line Infrastructure. This will be addressed during the development permit process.

Utilities and Servicing

Water, sanitary and storm sewer mains are available to service the site, but the specific servicing arrangements will be discussed and reviewed in detail through the development permit process. The developer will be required to provide a Sanitary Servicing Study and a Required Fire Flow calculation in conjunction with a development permit application.

Stakeholder Engagement, Research and Communication

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

No comments were received from the Tuxedo Park Community Association at the time of writing this report. No public meetings were held by the applicant or Administration. One letter of concern was received from the public regarding parking. The concern relates to the potential lack of on-site parking resulting in illegal parking in the rear lane.

Following this Calgary Planning Commission meeting, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. In addition, Planning 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](#) 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 builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The [Municipal Development Plan](#) aims to shape a more compact urban form and directs a greater share of new growth to be focused in Activity Centres and Main Streets in a manner that:

- creates a compact, mixed-use, high-quality urban development;
- concentrates jobs and people in areas well served by primary transit service;
- provides a mix of employment, residential, retail and service uses that support the needs of adjacent communities;
- creates an urban environment and streets that promote walkability and local connectivity; and
- ensures transitions in development intensity between low density residential areas and more intensive multi-unit residential or commercial areas.

The subject site is also located within the Urban Main Street typology as identified on Map 1 of the *Municipal Development Plan*. Urban Main Streets should contain a broad range of employment, commercial and retail uses as well as housing to accommodate a diverse range of population. Urban Main Streets emphasize a walkable pedestrian environment fronted by a mix of higher intensity residential and business uses. The application supports the overarching objectives of the MDP and is in keeping with applicable MDP policies.

North Hill Area Redevelopment Plan (Statutory – 2000)

The [North Hill Area Redevelopment Plan](#) (ARP) identifies Centre Street N as the 'Main Street' of Tuxedo Park, serving as a linear node of commercial activity and providing area residents with a wide variety of goods and services. The ARP outlines land use intensification along Centre Street N, south of 30 Avenue N, that supports a more compact, mixed use environment. A wide variety of residential, commercial and transit supportive uses are encouraged while ensuring a form and character compatible with adjacent development.

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On Map 2: Future Land Use Policy – Mount Pleasant & Tuxedo, the ARP identifies parcels north of 30 Avenue N where the subject site is located, that should retain their low-density residential character under the existing Residential – Contextual One / Two Dwelling (R-C2) District. This application therefore requires an amendment to the ARP to facilitate the development of a mixed-use building. A similar land use and policy amendment was recently approved by Council in the immediate vicinity of the subject parcel.

The proposed amendment to the Medium Density Multi Dwelling and/or Local Commercial typology of the ARP is appropriate and includes relevant guidance for mixed use developments along Centre Street. A minor textual amendment is proposed to facilitate commercial development on the site as shown in Attachment 2 of this report.

The *North Hill Area Redevelopment Plan* was approved prior to the adoption of the *Municipal Development Plan* (MDP) and the classification of Centre Street N as an Urban Main Street. In addition, the *North Hill Area Redevelopment Plan* has been reviewed by Administration as part of the proposed *North Hill Communities Local Area Plan*, which received support at the Standing Policy Committee on Planning and Urban Development ([PUD2020-0164](#)) on 2020, March 04. The *North Hill Communities Local Area Plan* (LAP) is being recommended for approval by Council. The proposal in this application is in alignment with the Urban Form and Building Scale categories of the draft LAP.

Transit Oriented Development Policy Guidelines (Non-Statutory – 2005)

The [Transit Oriented Development \(TOD\) Policy Guidelines](#) provide direction for the development of areas typically within a radius of 600 metres (10 minute walking distance) of an existing or planned LRT station. The guidelines call for higher density, walkable, mixed-use areas around LRT stations to optimize the use of transit infrastructure and create mobility options for residents. This site is within 600 metres of a future Green Line station at 28 Avenue N and Centre Street N.

The TOD guidelines call for mixed-use activity nodes near LRT stations, which is intended to provide increased services, employment and a variety of housing options within the community. The proposed MU-1f4.0h23 District aligns with TOD guidelines, providing a variety of use options and providing active frontages and pedestrian oriented development. Specific design elements, such as parking, site access, massing and height next to the low-density housing will be evaluated further through the development permit.

Location Criteria for Multi-Residential Infill (Non-Statutory – 2016)

The *Location Criteria for Multi-Residential Infill* is generally intended to apply to pure multi-residential infill development, however, the criteria are a broad set of best practices for where intensification is most appropriate. Administration therefore considers the criteria helpful and applicable in considering the proposed infill development where the commercial is less than the residential component.

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The criteria for infill development provide preferred conditions where multi-residential development may be considered acceptable among other existing low density residential development. The proposed land use amendment meets six of the eight *Location Criteria for Multi-Residential Infill*.

The subject site meets the criteria in the following ways:

1. it is situated with a bus transit stops directly in front of the site on Centre Street N;
2. it is situated approximately 300 metres of an existing primary transit stop at 28 Avenue NW and Centre Street N;
3. it is situated on Centre Street N which is an Urban Boulevard;
4. it is situated in close proximity to existing multi-residential development and adjacent to planned future mixed use and medium density residential development;
5. the site is not adjacent to an existing park space as per the criteria, but is within 200 metres of a park and playground to the south of the site;
6. it is situated on Centre Street N which is a planned corridor and part of the future Green Line LRT redevelopment along Centre Street N; and
7. the subject site gains vehicular access by means of a rear lane.

While these criteria are not used as a checklist, they do provide a framework in which Administration evaluates a parcel's appropriateness for intensification. These criteria together indicate that the subject site is an appropriate location for sensitive intensification.

Social, Environmental, Economic (External)

The proposed 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 in Tuxedo Park.

Financial Capacity

Current and Future Operating Budget

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

Current and Future Capital Budget

The proposed 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 however, there is the potential that the site may not be able to develop to the full extent of the FAR and height proposed in this application. As described in the Land Use section of this report, parking, landscaping and

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setback requirements may prevent the subject site to develop to its potential if approved by Council. Further to the standard MU-2 land use district setback, there is an additional Bylaw (1P2007) setback of 3.81 metre. In addition, the Green Line North right-of-way has not been determined and may have further setback impacts on the subject site.

The applicant and landowner of the subject site provided written acknowledgment of the abovementioned risk, which will be assessed during a future development permit application.

REASONS FOR RECOMMENDATIONS:

The proposed land use redesignation and minor policy amendments to the *North Hill Area Redevelopment Plan* conform to the policies of the *Municipal Development Plan* regarding land use intensification along the Centre Street Urban Main Street. In addition, the height and intensity of the proposed land use district provide for development that has the ability to meet the objectives of the *North Hill Area Redevelopment Plan*, as amended, and that appropriately responds to its context within the neighbourhood.

ATTACHMENTS

1. Applicant Submission
2. Proposed Amendments to the North Hill Area Redevelopment Plan