

**POLICY AMENDMENT AND LAND USE AMENDMENT
TUXEDO PARK (WARD 9)
CENTRE STREET N AND 26 AVENUE NE
BYLAWS 36P2017 AND 234D2017**

MAP 27C

EXECUTIVE SUMMARY

This application proposes to redesignate a single parcel of land in the Community of Tuxedo Park from Commercial – Corridor 2 (C-COR2 f1h10) District to Mixed Use – Active Frontage (MU-2 f3h20) District to allow for:

- Development that contains a mix of commercial and residential uses;
- Development with a maximum height of 20 metres and a floor area ratio of 3;
- The uses listed in the proposed Mixed Use – 2 district.

An amendment to the North Hill Area Redevelopment Plan (ARP) is required to accommodate this redesignation application.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2017 May 18

That Calgary Planning Commission recommends **APPROVAL** of the proposed Policy Amendment and Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaws 36P2017 and 234D2017; and

1. **ADOPT** the proposed amendments to the North Hill Area Redevelopment Plan, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 36P2017.
3. **ADOPT** the proposed redesignation of 0.10 hectares ± (0.25 acres ±) located at 2620 Centre Street NE (Plan 2617AG, Block 12, Lots 23 to 26) from Commercial – Corridor 2 f1.0h10 (C-COR2 f1.0h10) District **to** Mixed Use – Active Frontage (MU-2 f3.0h20) District, in accordance with Administration's recommendation; and
4. Give three readings to the proposed Bylaw 234D2017.

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REASON(S) FOR RECOMMENDATION:

The proposal is conforms to the policies of the Municipal Development Plan and Calgary Transportation Plan regarding land use intensification along the Centre Street *Urban Corridor*. 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, and that appropriately responds to its context within the neighbourhood.

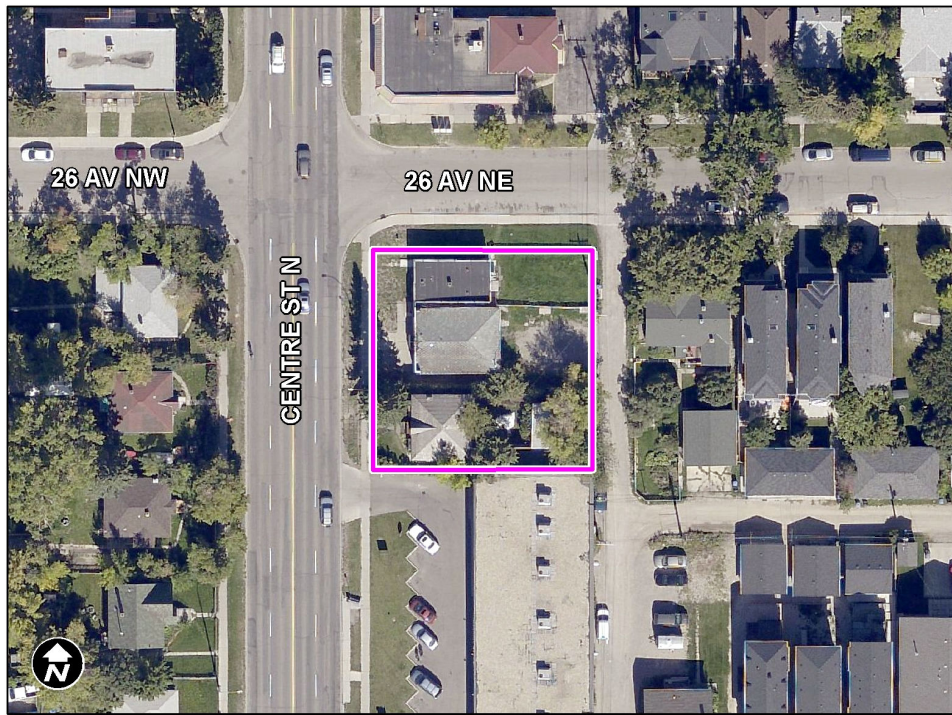
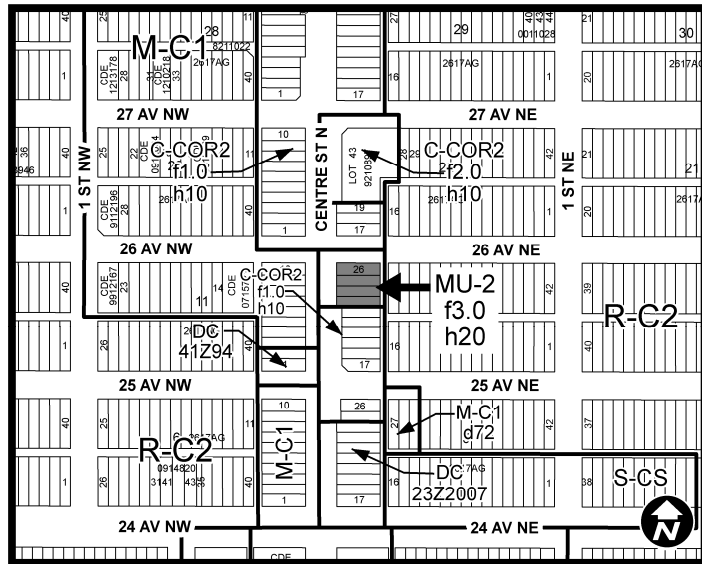
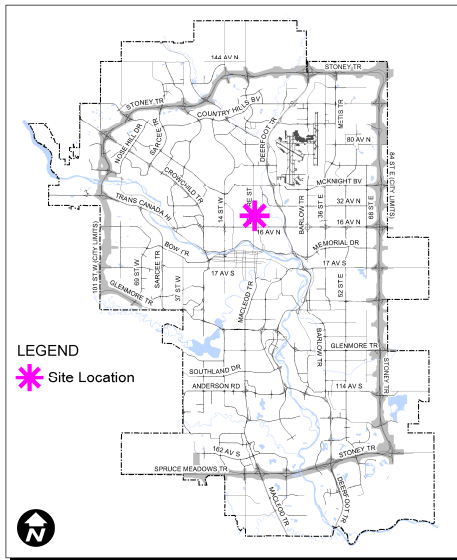
ATTACHMENTS

1. Proposed Bylaw 36P2017
2. Proposed Bylaw 234D2017
3. Public Submission

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

- | | | |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| 1. | Recommend that Council ADOPT , by bylaw, the proposed amendments to the North Hill Area Redevelopment Plan (APPENDIX II). | |
| | Moved by: R. Wright | Carried: 9 – 0 |
| 2. | Recommend that Council ADOPT , by bylaw, the proposed redesignation of 0.10 hectares ± (0.25 acres ±) located at 2620 Centre Street NE (Plan 2617AG, Block 12, Lots 23 to 26) from Commercial – Corridor 2 f1.0h10 (C-COR2 f1.0h10) District to Mixed Use – Active Frontage (MU-2 f3.0h20) District. | |
| | Moved by: R. Wright | Carried: 9 – 0 |

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Applicant:

Mediated Solutions

Landowner:

M & Ryan Holding Ltd

PLANNING EVALUATION

SITE CONTEXT

The site is located on the east side of Centre Street at 26 Avenue NE and contains several buildings dating from the late 1940's. A one story bungalow and garage occupy south portion of the site. The north portion of the site contains a single storey building that operated as the Family Groceteria until it closed in 2015. The site is within 400 metres of the future Green Line LRT Station at 28 Avenue. High frequency transit currently serves Centre Street N.

Small scale commercial developments are located to the north and south of the site. Several residential bungalows and a 2 story residential development are located across Centre Street to the west. The introduction of this five storey building will represent an increase in density relative to surrounding parcels. The next closest development of comparable height and density is two blocks south, on the west side of Centre Street. Centre Street is identified as an *Urban Corridor* under the MDP where land use intensification is envisioned.

LAND USE DISTRICTS

The proposed Mixed Use – Active Frontage (MU-2 f3h20) District is to be located along commercial streets and requires active commercial uses facing the commercial street to promote activity at the street level. While the MU-2 District requires both commercial and residential uses in the same building, flexibility is provided regarding the size of individual uses while supporting street orientation with specific building design standards. Development within the MU-2 District is also intended to respond to local area context by establishing maximum building height for individual parcels and includes rules regarding the interface with lower density residential districts.

The proposed land use district is appropriate as it recognizes the site context and responds to the objectives to intensify land uses along the Centre Street *Urban Corridor* and the proximity to the future Green Line Station at 28 Avenue NE.

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LEGISLATION & POLICY

Municipal Development Plan (MDP)

The Municipal Development Plan (MDP) aims to shape a more compact urban form and directs a greater share of new growth to be focused in Activity Centres and Corridors 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.
- Ensures transitions in development intensity between low density residential areas and more intensive multi-unit residential or commercial areas.

The above noted policy objectives of the MDP are able to be met through the proposed land use district.

The subject site is also located within the *Urban Corridor* typology as identified on Map 1 of the MDP. The *Urban Corridor* should contain a broad range of employment, commercial and retail uses as well as housing (form, tenure, and affordability) to accommodate a diverse range of population. The proposed land use designation supports the build-out of this typology on Centre Street.

North Hill Area Redevelopment Plan (ARP)

The North Hill ARP identifies Centre Street as the 'main street' for the Tuxedo Community, serving as the centre of commercial activity and providing area residents with a wide variety of goods and services. The ARP encourages appropriate land use intensification along Centre Street so it can develop into a more compact, mixed use environment that supports a wide variety of residential, commercial and transit supportive uses, while ensuring a form and character compatible with adjacent development.

The ARP also identifies the subject site for future Medium Density Multi Dwelling and/or Local Commercial development. Although the ARP currently restricts building height to 3 stories (approximately 14 metres) in this location, a minor ARP amendment has been proposed to accommodate the 20 metre height as the proposed MU-2 District is compatible with objectives of the ARP land use policies.

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TRANSPORTATION NETWORKS

The site is within 400 metres of the future Green Line LRT station at 28 Avenue N and is therefore considered to be within a Transit Oriented Development area. The site also has access to the Primary Transit Network on Centre Street with two Calgary Transit stops (Route 3) located within 100 metres of the site.

The Calgary Transportation Plan supports increased densities in the Developed Area and along the Primary Transit Network where medium and higher density, mixed use development is best able to optimize the use of transportation infrastructure.

Pedestrian access to the site is available from Centre Street N and 26 Avenue NE and vehicular access is provided by a lane off 26 Avenue NE. Parking and transportation matters will be further examined through the development permit review.

UTILITIES & SERVICING

No utility or servicing concerns identified.

ENVIRONMENTAL ISSUES

No environmental issues identified.

ENVIRONMENTAL SUSTAINABILITY

The application will contribute the creation of a more compact urban form with access to high-frequency transit services. No additional sustainable measures or approaches have been identified.

GROWTH MANAGEMENT

No Growth Management concerns.

PUBLIC ENGAGEMENT

Community Association Comments

The Tuxedo Park Community Association (CA) provided comments regarding the application. The CA fully supports the proposed land use redesignation; their comments are included in APPENDIX III. The CA indicates that the proposal supports the long-term vision for the area and Centre Street N and express thanks for being engaged by the

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applicant through the application process.

Citizen Comments

Feedback was received from several neighbours who identified two primary issues:

- Potential for shadow casting on adjacent parcels.

Administration response: The MU-2 District has clear rules and design requirements regarding height and setback of buildings adjacent low density residential parcels. These requirements will mitigate impacts of shadow casting. Also, the applicant submitted a shadow study based on a preliminary design for the building (5 stories). Adjacent parcels to the east will see some shadow impact after 6 pm throughout the year.

- Perceived parking shortages in their neighbourhood.

Administration response: Parking is a concern in the neighbourhood in light of the use of the residential streets by clients and visitors of several nearby businesses. A parking study may be required at the time of Development Permit application in order to evaluate the proposed parking.

Public Meetings

None

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APPENDIX I

APPLICANT'S SUBMISSION

The subject property is proposed for redesignation from **C-COR 2 f1 h10** to **MU-2 f3 h20**. This designation would allow a 5 storey mixed residential – commercial building designed to take advantage of the proximity to the proposed 28 Av. N Greenline Station.

The property is on the corner of 26 Av. NE and Centre St N and will be approximately 2 blocks from a future Greenline LRT station. The development as proposed in preliminary designs, will have retail uses at-grade, medical and offices on the second floor and three floors of residential above. It will back on a lane separating the development from the Tuxedo Park community. We have discussed the proposal (and the proposed building design) with the Tuxedo Park Community Association Planning Committee and the neighbours on several occasions.

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APPENDIX II

PROPOSED AMENDMENT TO THE NORTH HILL
AREA REDEVELOPMENT PLAN

- (a) Under Section 4.4.3 Policies, under Policy 23 at the end of the paragraph, add the following text:

“For the site at 2620 Centre Street NE, a maximum building height of 20 metres may be considered appropriate.”

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APPENDIX III

LETTERS SUBMITTED

From: Tuxedo Park Planning [mailto:planning@tuxedoparkcommunity.ca]

Sent: Sunday, April 9, 2017 8:31 AM

To: Haley, Hugo <Hugo.Haley@calgary.ca>

Cc: Philip Dack <[REDACTED]>; Arnie Brownlees <[REDACTED]>

Subject: Re: FW: tuxedo park development meeting REZONING APP 2016-0109

Hugo,

Tuxedo Park community associations supports **2016-0109** for the following reasons:

1. the developer has made a strong effort to engage and include us in the process.
2. the developer has a good plan for the properties which match our long term vision for the area.
3. the rezoning supports the communities long term vision for this particular property and the properties adjacent to it on Center Street.

We would like to see this proceed quickly so that the existing properties can be removed.

regards,

Darren Rempel
Tuxedo Park Community Association
[REDACTED]