

Planning & Development Report to
Calgary Planning Commission
2020 June 18

ISC: UNRESTRICTED
CPC2020-0517

**Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at
2601 and 2607 Centre Street N, LOC2019-0153**

EXECUTIVE SUMMARY

This application was submitted by K5 Designs on 2019 September 30 on behalf of the landowners Mason Parmar, Denise Hare and Patrick Hare. The application proposes to change the designation of these parcels from Multi-Residential – Contextual Low Profile (M-C1) District and DC Direct Control District to Mixed Use - Active Frontage (MU-2f4.0h26) District to allow for:

- a mix of residential and commercial uses in street-oriented buildings with commercial uses required at street level;
- a maximum building height of 26 metres, or approximately seven to eight storeys (an increase from the current maximum of 14 metres);
- a maximum building floor area of approximately 4,096 square metres, based on a floor area ratio (FAR) of 4.0; and
- the uses listed in the MU-2 District.

A minor 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 0.10 hectares \pm (0.25 acres \pm) located at 2601 and 2607 Centre Street NW (Plan 2617AG, Block 11, Lots 1 to 4) from Multi-Residential – Contextual Low Profile (M-C1) District and DC Direct Control District to Mixed Use - Active Frontage (MU-2f4.0h26) District; and
4. Give three readings to the proposed bylaw.

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RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2020 JUNE 18:

That Council:

1. Adopt, by bylaw, the proposed amendments to the North Hill Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 35P2020**.
3. Adopt, by bylaw, the proposed redesignation of 0.10 hectares \pm (0.25 acres \pm) located at 2601 and 2607 Centre Street NW (Plan 2617AG, Block 11, Lots 1 to 4) from Multi-Residential – Contextual Low Profile (M-C1) District and DC Direct Control District to Mixed Use - Active Frontage (MU-2f4.0h26) District; and
4. Give three readings to **Proposed Bylaw 100D2020**.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

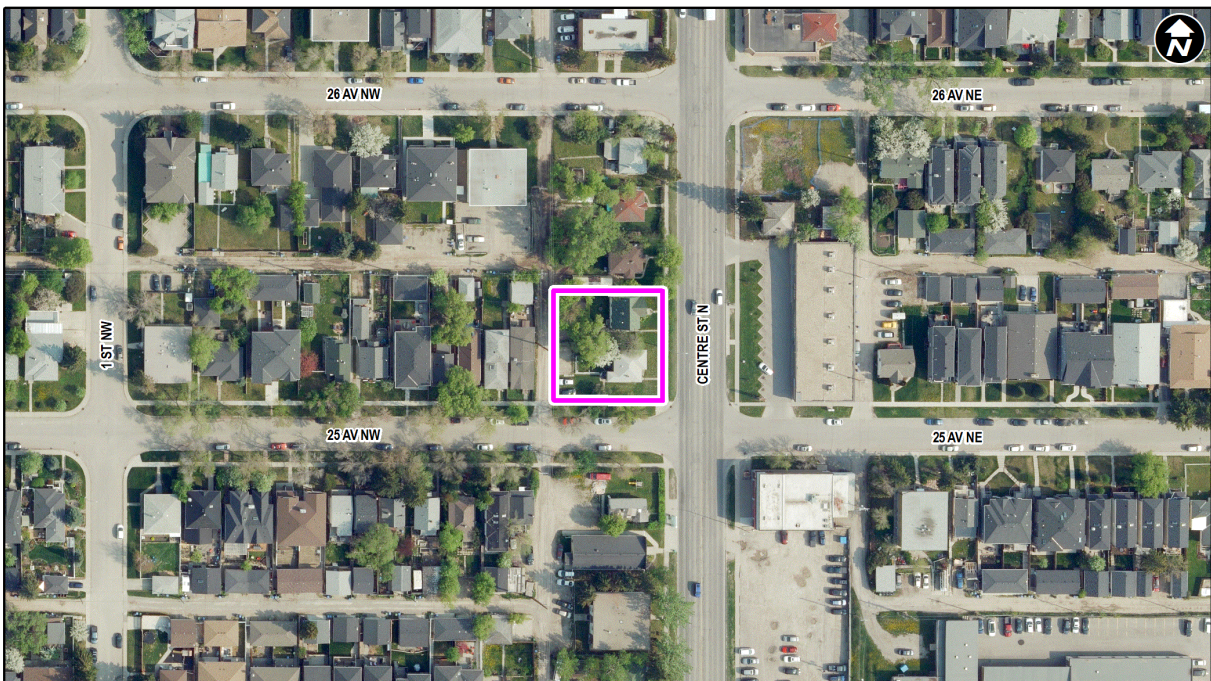
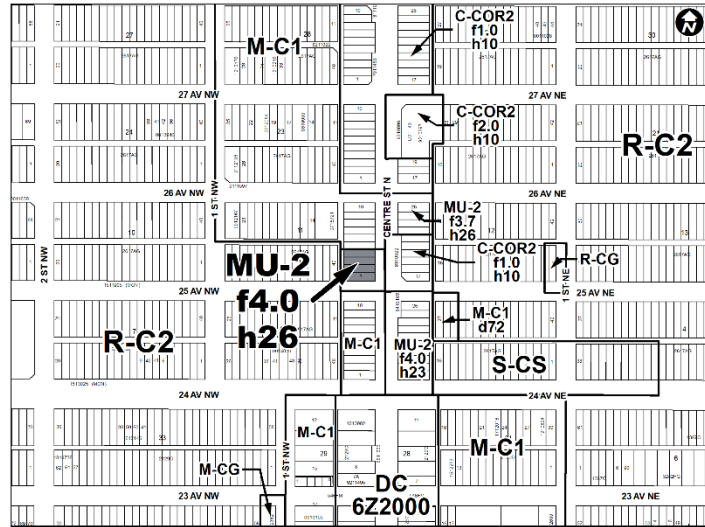
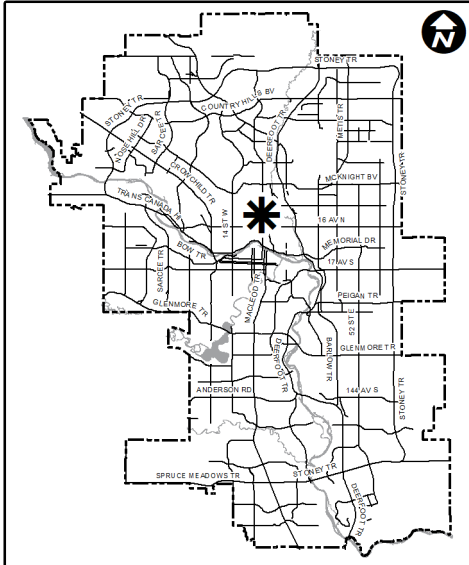
This policy and land use amendment application was submitted by K5 Designs on behalf of the landowners Mason Parmar, Denise Hare and Patrick Hare on 2019 September 30. While no development permit application has been submitted at this time, the future intent of these landowners is to explore development of these parcels in the form of a mixed-use development as noted in the Applicant Submission (Attachment 1). Centre Street N is experiencing an increase in development throughout this area due to the proposed Green Line LRT and future station planned at 28 Avenue NW, as well as the draft *North Hill Communities Local Area Plan* (LAP).

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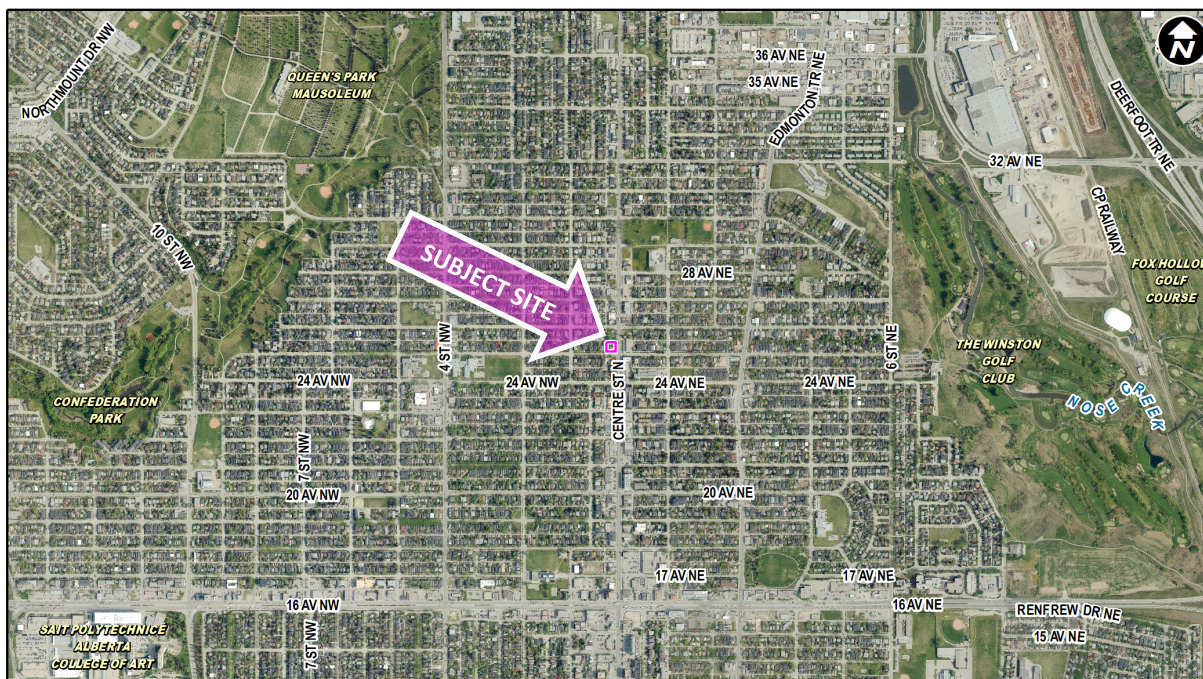
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Location Maps



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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, on the north-west corner of the intersection between Centre Street N and 25 Avenue NW. The surrounding area of the subject site contains a mix of low density single detached dwellings, low density commercial development in the form of strip malls, but also infill multi-residential and mixed-use developments further along Centre Street N.

Adjacent uses consist of the following:

- North - single detached dwellings under the Multi-Residential – Contextual Low Profile (M-C1) District;
- East - a vacant parcel designated as Mixed Use – Active Frontage (MU-2f3.7h26) and a strip mall with small-scale business designated as Commercial – Corridor 2 (C-COR2);
- West - low density residential in the form of single and semi-detached dwellings under the Residential – Contextual One / Two Dwelling (R-C2) District; and
- South - low and medium density residential and a Place of Worship under the Multi-Residential – Contextual Low Profile (M-C1) District.

The site is situated approximately 260 metres (less than a five-minute walking distance) south of the proposed Green Line LRT Station at 28 Avenue NW and Centre Street N. A high frequency bus rapid transit service is currently operating along Centre Street N among other local bus routes.

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The site is approximately 0.10 hectares (0.25 acres) in size and is roughly 32 metres wide by 32 metres deep. The site is developed with two single detached dwellings and has rear lane access.

As identified in *Figure 1*, the community of Tuxedo Park reached its peak population in 2019.

Figure 1: Community Peak Population

Tuxedo Park	
Peak Population Year	2019
Peak Population	5,326
2019 Current Population	5,326
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 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-2f4.0h26 District would provide for a mix of commercial and residential uses, while allowing for increased density adjacent to primary transit. Further analysis on how this proposal aligns with applicable City policies is provided in the following Strategic Alignment section of this report.

Land Use

The subject site consists of two legal parcels with two different land use districts; Multi-Residential – Contextual Low Profile (M-C1) District and a DC Direct Control District on the corner parcel. The M-C1 District allows for primarily multi-residential development in a variety of medium density forms adjacent to low density residential development. The DC District on the corner site allows for medium density multi-residential development in terms of Bylaw 2P80 with additional commercial uses within the existing residential structure on the site.

The proposed Mixed Use – Active Frontage (MU-2f4.0h26) District is intended to accommodate commercial and residential uses in street-oriented buildings. The district requires commercial uses at street level with a FAR of 4.0 at a maximum building height of 26 metres (approximately seven to eight storeys).

While the MU-2 District accommodates both commercial and residential uses in the same building, commercial uses are required at grade to promote activity at the street level. Development within the MU-2 District is also intended to respond to local area context by establishing a maximum building height and density for parcels and includes rules regarding the interface with lower density residential districts. The proposed height increase is limited by the

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required step backs from low density residential lands allowing a transitional building height to the lands west of the site. The proposed land use district and increase in floor area ratio and height is appropriate as it recognizes the site context and intensifies land uses along the Centre Street corridor and the future Green Line station at 28 Avenue NW.

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 MDP;
- 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 NW, 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.

The subject site consists of two legal parcels with different ownership, and development of a single parcel only, may cause challenges in providing adequate vehicular parking, landscaping and adhering to the required height chamfers. In the case of the parcels being developed separately, this will be evaluated during the development permit process. Consideration should be given to the neighbouring lots to the west, providing for a massing that lowers in scale as it approaches the west property line.

The rules of the proposed Mixed Use – Active Frontage (MU-2) 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 site on Centre Street, additional items that will be considered through the development permit process include, but are not limited to:

- 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.

Transportation

The site is located on the Primary Transit Network along Centre Street N and approximately 260 metres (a four-minute walking distance) from the future 28 Avenue NW Green Line LRT station. Currently, Bus Rapid Transit services communities along Centre Street N with Route 300 (City Centre/Airport) stop located approximately 300 metres (a four-minute walking

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distance) to the north on Centre Street N. Route 3 (Sandstone) has a stop adjacent to the subject lands, just south of 25 Avenue N.

The subject site requires a public realm enhancement setback equal to the required setback in the applicable land use district plus 3.81 metres along Centre Street. Future development will be subject to review by the Green Line in order to confirm right-of-way requirements. Vehicular access to the subject site will be provided from the existing rear lane with access points from 1 Street NW, 25 Avenue NW and 26 Avenue NW.

A Transportation Impact Assessment was not required for this land use proposal.

Environmental Site Considerations

No environmental issues were identified for the subject site.

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.

Climate Resilience

The applicant has not identified any climate resilience measures as part of this land use application. Opportunities to align future development on this site with applicable climate resilience strategies may be explored at the development permit stage.

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.

The Tuxedo Park Community Association (CA) provided comments on the land use amendment which is include under Attachment 3 of this report. The CA expressed support for the land use amendment but is concerned about the proposed building scales and density increases in Tuxedo Park. The CA advised that future development permit applications will be reviewed critically.

No public meetings were held by the Applicant or Administration. One letter of concern was received regarding the loss of the architectural style of the existing dwellings on the subject site. Administration reviewed the existing dwellings on the subject site against the City's Inventory of Historic Resources. The subject dwellings are not listed on the inventory as evaluated by Heritage Calgary.

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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.

Strategic Alignment

South Saskatchewan Regional Plan (2014)

The recommendation by Administration has considered and is aligned with the policy direction of the [South Saskatchewan Regional Plan](#) (SSPR) which directs population growth in the region to the Cities and Towns and promotes efficient use of land.

Interim Growth Plan (2018)

The recommendation by Administration aligns with the policy direction of the [Interim Growth Plan](#). The proposed land use amendment build 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 along Main Streets, among other areas in the city, 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 located within the Urban Main Street typology as identified on [Map 1](#) of the MDP. 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.

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Map 2: Primary Transit Network indicates that the subject site is situated on the Primary Transit Network along Centre Street N and in proximity to a future Green Line LRT Station. The site is therefore situated in a Transit Oriented Development area. Map 3: Road and Street Network in the MDP classifies Centre Street N as an Urban Boulevard.

The proposal is in keeping with the relevant MDP policies, as the rules of the MU-2f4.0h26 District provide for a development form that is appropriate to the subject site, as well as to the surrounding land uses in terms of height, built form and density.

North Hill Area Redevelopment Plan (Statutory – 2000)

The [North Hill ARP](#) identifies Centre Street N as the ‘Main Street’ of Tuxedo Parky, 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.

On Map 2: Future Land Use Policy – Mount Pleasant & Tuxedo the ARP identifies parcels south of 30 Avenue N, where the subject site is located, with a maximum building height of three storeys for mixed-use development. This application would therefore require a minor text amendment to the ARP to facilitate the development of a mixed-use building above three storeys in building height.

The *North Hill ARP* was approved prior to the adoption of the MDP and the classification of Centre Street N as an Urban Main Street. In addition, the *North Hill ARP* has been reviewed by Administration as part of the proposed [North Hill Communities LAP](#), which received support at the Standing Policy Committee on Planning and Urban Development ([PUD2020-0164](#)) on 2020, March 4. The *North Hill Communities LAP* is recommended for approval by Council in 2020 Q3. 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 – 2004)

The [Transit Oriented Development \(TOD\) Policy Guidelines](#) provide direction for the development of areas typically within a radius of 600 metres (ten-minute walking distance) of a transit 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 local residents.

The intersection of 28 Avenue NW and Centre Street N is earmarked as the location for a future Green Line LRT station and the subject site is approximately 260 metres south of the proposed station.

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The subject site is also situated on the Primary Transit Network along Centre Street N which is well served with numerous bus routes including the Bus Rapid Transit lines. The site is therefore well situated for increased development intensity with great access to public transit.

Climate Resilience Strategy (2018)

The [Climate Resilience Strategy](#) identifies programs and actions intended to reduce Calgary's greenhouse gas emissions and mitigate climate risks. This application does not include any actions that specifically address objectives of this plan. Opportunities to align development of this site with applicable climate resilience strategies may be explored and encouraged at subsequent development approval stages.

Social, Environmental, Economic (External)

The proposed land use district allows for a wider range of commercial and residential uses in a mixed-use format and as such, the proposed amendment may better accommodate the housing and shopping 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, since the subject site consists of two legal parcels with different land owners, there is the potential that the subject site, if developed as individual parcels, 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 setback requirements may prevent the individual parcels 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 metres. Furthermore, the Green Line North right-of-way has not been determined and may have further setback impacts on the subject site.

The applicant and landowners of the subject site provided written acknowledgment of the abovementioned risk, which will be assessed during future development permit application(s).

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REASONS FOR RECOMMENDATIONS:

The proposed land use redesignation and minor policy amendment to the *North Hill Area Redevelopment Plan* conforms to the policies of the *Municipal Development Plan* regarding land use intensification along Centre Street as an 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 and adjacent Primary Transit route.

ATTACHMENTS

1. Applicant Submission
2. **Proposed Bylaw 35P2020**
3. Community Association Letter
4. **Proposed Bylaw 100D2020**