

Planning & Development Report to
Calgary Planning Commission
2020 September 03

ISC: UNRESTRICTED
CPC2020-0914

Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 101 – 29 Avenue NE, LOC2020-0071

EXECUTIVE SUMMARY

This application was submitted by Decca Design on 2020 May 15 on behalf of landowner 2101017 Alberta Ltd (Gunadi Wibowo). The application proposes to redesignate the subject parcel from DC Direct Control District to Mixed Use – Active Frontage (MU-2f5.0h26) 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 7 to 8 storeys (an increase from the current maximum of 4 storeys);
- a maximum building floor area of approximately 8,000 square metres, based on a building floor to parcel area ratio (FAR) of 5.0; 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 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 land use redesignation of 0.16 hectares ± (0.4 acres ±) located at 101 – 29 Avenue NE (Plan 0713038, Block 40, Lot 43) from DC Direct Control District to Mixed Use – Active Frontage (MU-2f5.0h26) District; and
4. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

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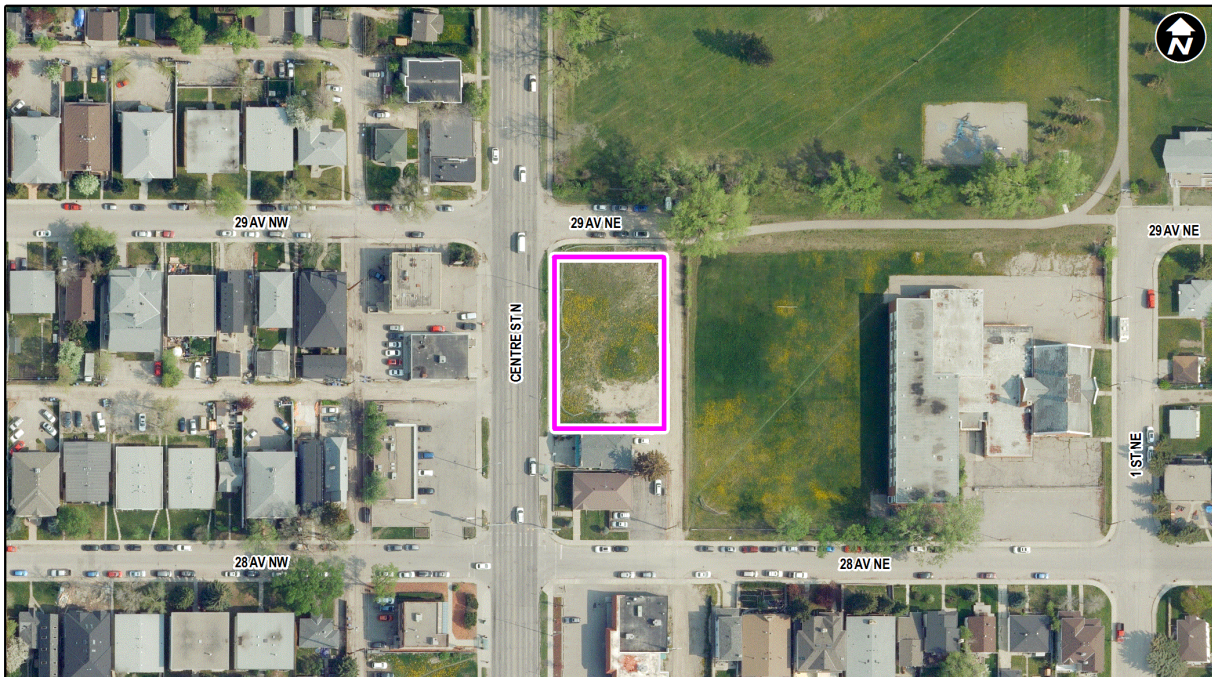
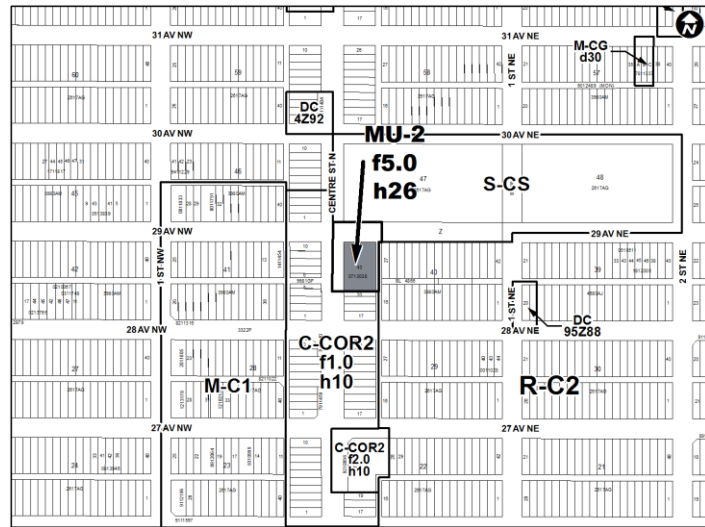
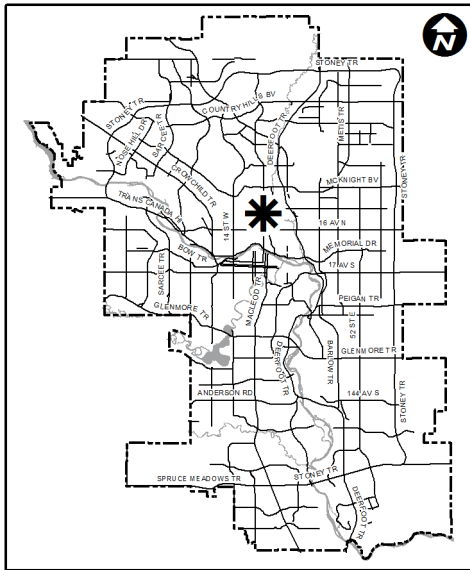
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BACKGROUND

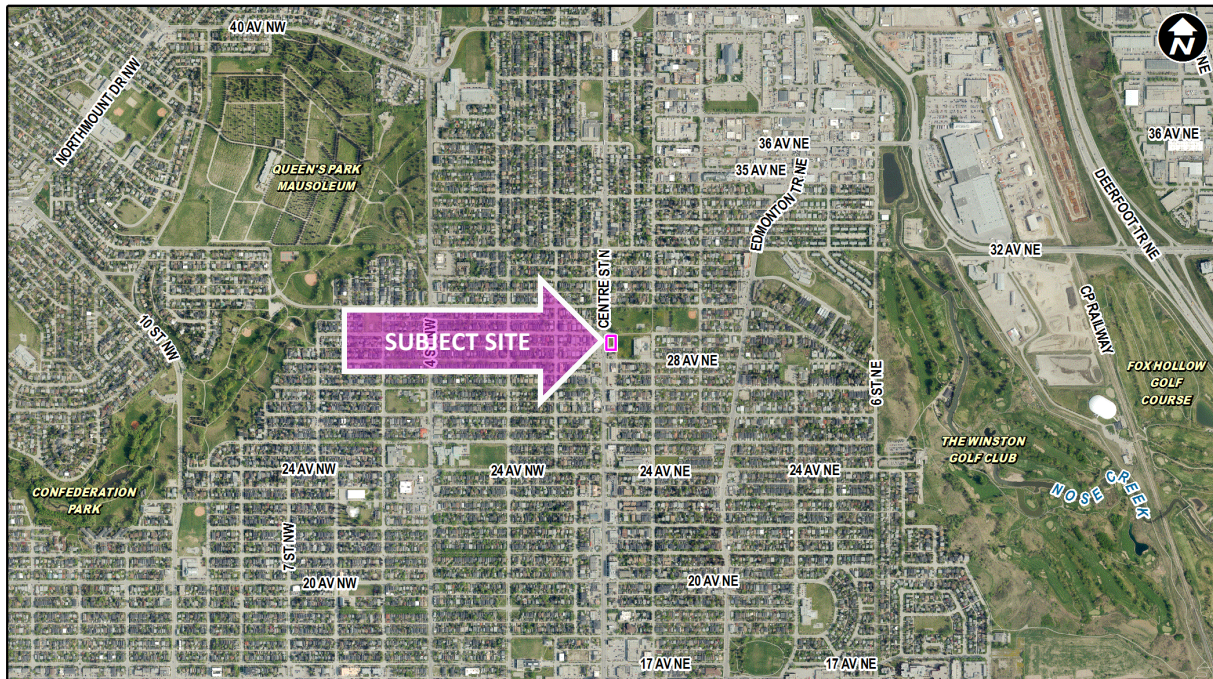
This policy and land use amendment application was submitted by Decca Design on 2020 May 15 on behalf of landowner 2101017 Alberta Ltd (Gunadi Wibowo). No development permit has been submitted at this time. Centre Street N is experiencing an increase in redevelopment throughout this area due to the Green Line LRT and future station planned at 28 Avenue NE, as well as the draft *North Hill Communities Local Area Plan* (LAP). As noted in the Applicant Submission (Attachment 1), the applicant intends to develop the subject parcel with mixed-use development focused around a future Green Line LRT station.

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Location Maps



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Site Context

The subject parcel is located on the east side of Centre Street N in the community of Tuxedo Park, on the southeast corner of the Centre Street N and 29 Avenue NE intersection. The parcel has rear lane access. The subject parcel is approximately 0.16 hectares (0.4 acres) in size with dimensions of approximately 50 metres by 32 metres. The site is relatively flat and is currently vacant. The surrounding area contains a mix of commercial development, low-density residential, public park/open spaces, and infill multi-residential development.

Adjacent uses consist of the following:

- North – park/open space under Special Purpose – Community Service (S-CS) District;
- East – school/open space under Residential – Contextual One / Two Dwelling (R-C2) District;
- West – commercial under Commercial – Corridor 2 (C-COR2f1.0h10) District; and
- South – commercial under C-COR2f1.0h10 District.

This site is situated adjacent to the proposed Green Line LRT station at 28 Avenue N and Centre Street N. A high frequency bus rapid transit service (BRT) is currently operating along Centre Street N among other local bus routes. A BRT bus stop is currently located at the southeast corner of the site along Centre Street N.

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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-2f5.0h26 District would provide a mix of commercial and residential uses, while allowing for increased density and activity adjacent to primary transit. Though a minor amendment to the *North Hill ARP* is required, the proposal generally meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

Land Use

The current DC Direct Control District ([Bylaw 2Z2006](#)) is based on the Residential Medium Density Multi-Dwelling (RM-5) District of Calgary’s previous Land Use Bylaw (2P80). The purpose of this DC District is to provide for a variety of low profile and medium density residential building forms with the addition of retail, personal service, restaurant, medical clinic and office uses. This DC District allows for a maximum building height of four storeys, not exceeding 12 metres and a maximum residential density of 210 units per hectare (85 units per acre).

The proposed MU-2f5.0h26 District is intended to accommodate a mix of commercial and residential uses in the same street-oriented buildings. It is intended to be located along commercial streets and requires commercial uses at grade to promote activity at the street level. It allows for a maximum FAR of 5.0 and a maximum building height of 26 metres (approximately seven to eight storeys).

The MU-2f5.0h26 District has rules related to building setback requirements, building step backs from property lines, and façade widths which respond to immediate urban context. The proposed building height increase is mitigated by the required step backs from low-density residential lands located to the east of the site, allowing for a transitional building height. The proposed land use district including the FAR and building height modifiers is appropriate for this site because it recognizes the transit-oriented development site context and intensifies land uses along the Centre Street corridor and at the future Green Line LRT station at 28 Avenue N.

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Development and Site Design

The applicable land use policies and the rules of the proposed MU-2f5.0h26 District and policies of the *North Hill ARP*, as amended, will provide guidance for the future development of the site including appropriate uses, height and building massing, landscaping, community amenities and parking. Given the specific context of this corner site being adjacent to park/open spaces and the future Green Line 28 Avenue N LRT station, additional items that will be considered through the development permit process include, but are not limited to:

- ensuring an active frontage along Centre Street and the corner facing Centre Street N and 29 Avenue NE;
- ensuring building and site design addresses aesthetical concerns associated with this highly visible location;
- minimizing shadow impacts to adjacent park/open spaces by shadow analysis and by building and massing articulation;
- ensuring compatibility of the built environment with future Green Line station at 28 Avenue NE;
- improving pedestrian connections to the transit stops along Centre Street by ensuring vehicle access to the site is from rear lane;
- improving pedestrian connections by ensuring a local pathway connection within the 29 Avenue NE boulevard that will connect to the existing local pathway to the east; and
- reviewing the interface between the development and the park/open spaces and other public realm / building design improvements.

It may be challenging to develop the subject site with the maximum proposed 26 metres height because building step backs are required from low-density residential lands located to the east of the site and additional building and massing articulation may be required to minimize shadow impacts to the adjacent park/open spaces. Further to the standard MU-2 land use district setback, there is an additional Bylaw (1P2007) setback of 3.81 metres. In addition, the future construction of Green Line LRT may have further impacts on the subject site. The applicant provided written acknowledgment of the abovementioned constraints, which will be evaluated during a future development permit application.

Although the two parcels located adjacently to the south are not part of the current land use redesignation application, a comprehensive redevelopment of the entire block could also be contemplated in the future, if the owners of these two parcels located to the south decide to redevelop simultaneously.

Transportation

The site is located on the Primary Transit Network along Centre Street N and is situated approximately adjacent to the proposed Green Line LRT station at 28 Avenue N and Centre Street N. A high frequency bus rapid transit service (BRT) is currently operating along Centre Street N among other local bus routes. A bus stop is currently located at the southeast corner of the site along Centre Street N and serves Route 300 (BRT Airport / City Centre), Route 301

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(BRT North) and Route 3 (Sandstone / Elbow Drive).

The subject site requires a public realm enhancement setback equal to the required setback in the applicable land use district plus 3.81 metres (Bylaw road right-of-way) along Centre Street. Future development will be subject to review by Green Line Transportation in order to confirm right-of-way requirements. As part of Administration's Main Streets / Green Line work, a Streetscape Master Plan will be created providing a streetscape design for this area. Depending upon the timing of Administration's Streetscape Master Plan and development of the subject site, the owner may be responsible for the public realm enhancements adjacent to this site. Vehicular access to the subject site will be provided from the existing rear lane.

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

Environmental Site Considerations

There are no environmental concerns associated with the subject parcel or this proposal. A Phase I Environmental Site Assessment report was prepared by Troy Environmental Consulting in support of this land use amendment application. Administration has accepted the Phase I Environmental Site Assessment report. The consultant performed a review of historical environmental reports previously prepared for sites in the vicinity of 101 – 29 Avenue NE and determined that no further environmental investigation was required for the subject parcel.

Utilities and Servicing

Water, sanitary and storm sewer mains are available and can accommodate the proposed land use redesignation without the need for network upgrades at this time. Specific details of site servicing and stormwater management will be reviewed in detail at the development permit stage. A Sanitary Servicing Study may be required at the development permit stage.

Climate Resilience

The applicant has not identified any climate resilience measures as part of this application. Further opportunities to align future development on this site with applicable climate resilience strategies will be explored and encouraged at the development permit stage.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders, including the Tuxedo Park Community Association (CA), and was notice posted on-site. Notification letters were sent to adjacent landowners and the application was advertised online.

The applicant-led outreach included discussions with CA representatives. The CA provided comments for this land use redesignation application (see Attachment 3). The CA supports the land use redesignation but expressed concerns regarding the proposed building scale and

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density increases in Tuxedo Park community. The CA advised that future development permit applications will be reviewed critically.

The owners of the subject site have also approached owners of the two parcels located adjacently to the south for their consideration of extending the redevelopment to include their properties or wanting to simultaneously redesignate their parcels. The owners of the two parcels located adjacently to the south are not interested in redeveloping or redesignating their properties at this time.

No citizen comments were received by the Calgary Planning Commission report submission date. No public meetings were held by the applicant or Administration for this application.

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.

Strategic Alignment

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy directions 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 (2019)

The recommendation aligns with the policy direction of the [Interim Growth Plan](#). The proposed land use 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 [MDP](#) 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.

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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.

[Map 2](#): Primary Transit Network indicates that the subject site is situated on the Primary Transit Network along Centre Street N. This site is situated approximately adjacent to the proposed Green Line LRT station at 28 Avenue NE which is a Transit Oriented Development area. Map 3: Road and Street Network in the MDP classifies Centre Street N as an Urban Boulevard.

The subject parcel is surrounded by park/open spaces to the north and east. The MDP policy 2.2.1(b)(v) for Main Streets requires limiting the impacts of shadowing on neighbouring parks and properties. The MDP policy 2.4.2(f)(iv) for Site and Building Design requires planning and design for tall buildings to be considerate of the shadow impacts on adjacent and open spaces. A new mixed-use building will be a discretionary use under the MU-2f5.0h26 District. The shadowing impacts will be analyzed at the development permit stage and building/massing articulation will be required to minimize shadow impacts onto adjacent park/open space to the north and east.

The proposal is in keeping with the relevant MDP policies, as the rules of the MU-2f5.0h26 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.

Climate Resiliency 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 specific actions that address objectives of this plan. Further opportunities to align development of this site with applicable climate resilience strategies may be explored and encouraged at subsequent development approval stages.

North Hill Area Redevelopment Plan (Statutory – 2000)

The [North Hill 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.

On Map 2: Future Land Use Policy – Mount Pleasant & Tuxedo the ARP identifies the subject parcels with Medium Density Multi Dwelling and/or Local Commercial designation. ARP policy

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for Centre Street allows a maximum building height of four storeys for residential or mixed-use development on the subject site. This application would therefore require a minor text amendment to facilitate the proposed maximum height of 26 metres (Attachment 2).

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 on 2020 July 15 (PUD2020-0739). On 2020 July 27, Council directed Administration to revise the proposed North Hill Communities LAP and return to the Standing Policy Committee on Planning and Urban Development no later than 2021 January. The proposed land use is in alignment with the Urban Form and Building Scale categories of the draft *North Hill Communities 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 NE and Centre Street N is earmarked as the location for a future Green Line LRT station and the subject site is approximately adjacent to the proposed station.

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.

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 increased housing choice 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

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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.

REASON(S) FOR RECOMMENDATION(S):

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 policies of the *North Hill Area Redevelopment Plan*, as amended, and that appropriately responds to its context within the neighbourhood and adjacent Primary Transit route and draft *North Hill Local Area Plan*.

ATTACHMENT(S)

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