

Planning & Development Report to
Calgary Planning Commission
2020 October 01

ISC: UNRESTRICTED
CPC2020-1057

Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 129 - 32 Avenue NE, LOC2020-0068

EXECUTIVE SUMMARY

This application was submitted by K5 Designs on 2020 May 13 on behalf of the landowners Catalin and Irina Caprita. The application proposes to change the designation of the subject site from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CGd75) District to allow for:

- multi-residential development (e.g. townhouses);
- a maximum building height of 12 metres, about 2 to 3 storeys (an increase from the current maximum 10 metres);
- a maximum of 5 dwelling units (an increase from the current maximum of 2 dwelling units); and
- the uses listed in the M-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 has been submitted at this time.

ADMINISTRATION RECOMMENDATION:

That 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 redesignation of 0.07 ± hectares (0.177 acres ±) at 129 – 32 Avenue NE (Plan 2617AG, Block 65, Lots 36 and 37) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Multi-Residential – Contextual Grade-Oriented (M-CGd75) District; and
4. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

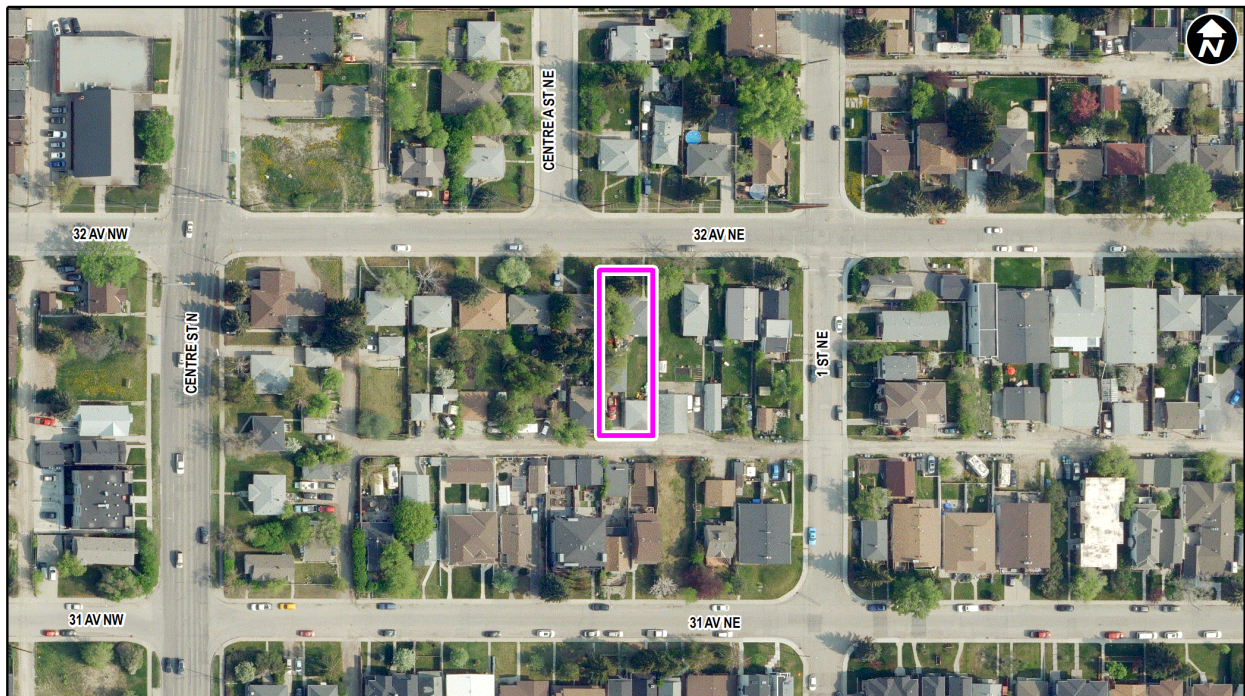
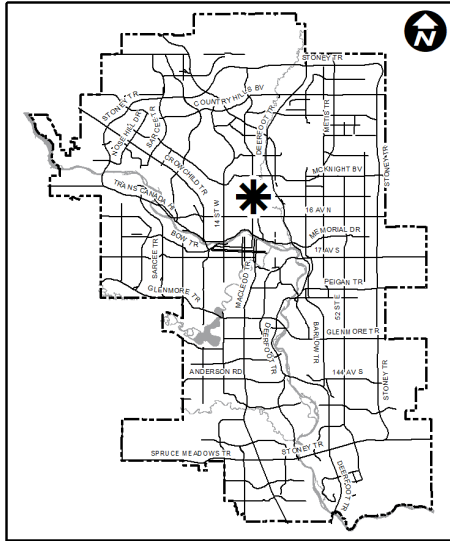
This redesignation application was submitted by K5 Designs on 2020 May 13 on behalf of Catalin and Irina Caprita. No development permit has been submitted at this time. As indicated in the Applicant's Submission (Attachment 1), the intention is to develop a total of four grade-oriented units on the site; with two units oriented towards the lane and two units oriented towards the street.

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Location Maps



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Site Context

The subject site is located in the community of Tuxedo Park on the south side of 32 Avenue NE. The site is approximately 0.07 hectares (0.177 acres) in size and is 15 metres wide by 47 metres long. The parcel is currently developed with a single detached dwelling and a rear detached garage which is accessed from the lane.

Surrounding development is generally characterized by a mix of single and semi-detached dwellings designated as Residential – Contextual One / Two Dwelling (R-C2) District, as well as a variety of land use districts on Centre Street N including Multi-Residential – Low Profile (M-C1) District. Centre Street N is located approximately 120 metres to the west. Edmonton Trail N is located approximately 420 metres to the east; both of which are Urban Main Streets and form part of the Primary Transit Network.

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*

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Additional demographic and socio-economic information may be obtained online through the [Tuxedo Park](#) community profile.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This application proposes a modest increase in density within an inner-city community that has excellent access to existing and planned transit routes. The M-CG District is intended to be located adjacent to low density development to ensure a sensitive interface.

Land Use

The existing Residential – Contextual One / Two Dwelling (R-C2) District allows for low density residential development with a maximum of two dwelling units and two secondary suites on the site.

The proposed Multi-Residential – Contextual Grade-Oriented (M-CG) District with a proposed density modifier of 75 units per hectare would allow for a maximum of five dwelling units on site, no secondary suites, and a maximum height of 12 metres. The rules of the M-CG District state that at least half of all units must be grade-oriented.

Development and Site Design

A development permit application has not been submitted at this time. The proposed land use district would allow for the development of up to five units on the site. At the development permit stage key considerations would include:

- building interface along 32 Avenue NE and grade orientation of units;
- ensuring that building location, setbacks and height are compatible with adjacent low density residential development; and
- ensuring that direct vehicle access come only from the lane and the existing curb cut along 32 Avenue NE is rehabilitated.

Environmental Site Considerations

There are no known outstanding environmentally related concerns associated with the proposal nor site at this time. As such, an environmental site assessment was not required.

Transportation

Direct vehicular access to the subject site is available from the rear lane. The subject site is approximately 120 metres east of the Primary Transit Network located on Centre Street N and 420 metres from Edmonton Trail N. There are several Calgary Transit bus stops located within a 500-metre radius of the subject site, including the Centre Street BRT (Routes 300 and 201). A future Green Line LRT station will be located on Centre Street at 28 Avenue N, approximately 500 metres southwest of the subject site.

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The application proposes a modest increase in density in close proximity to existing and future primary transit routes.

A Transportation Impact Assessment was not required for this application.

Utilities and Servicing

Water and sanitary mains are available and can accommodate potential redevelopment of the subject site without the need for off-site improvements at this time. Individual servicing connections, as well as appropriate stormwater management will be considered and reviewed as part of a development permit.

Climate Resilience

The applicant has not identified any specific climate resilience measures as part of this application. Further opportunities to align future development on this site with applicable climate resilience strategies will be encouraged 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](#) and will be for the duration of the application's review.

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. Five letters of support were received from the public.

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

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Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Residential - Developed - Inner City area as identified on [Map 1: Urban Structure](#) in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit. Such redevelopment is intended to occur in a form and nature that respects the scale and character of the neighbourhood context.

The proposal is in keeping with relevant MDP policies, as the M-CG District provides for a modest increase in density in a form that is sensitive to existing residential development with respect to height, scale and massing.

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 has not identified any actions that specifically meet policies in this plan, however, there is an opportunity at the Development Permit stage to explore opportunities for climate friendly design options.

North Hill Area Redevelopment Plan (Statutory – 2000)

The parcel is located within the Low Density Residential category of the [North Hill Area Redevelopment Plan \(ARP\)](#). A minor ARP amendment to Map 2: Future Land Use and Policy – Mount Pleasant & Tuxedo is required to include the subject site in the 'Low Density Residential or Low Density Multi Dwelling' area. This policy category is intended to allow an increase in density that is compatible with existing housing.

North Hill Communities Local Area Plan (Draft)

Administration is currently working on the [North Hill Communities Local Area Plan](#), which includes Tuxedo Park and surrounding communities. Planning applications will still be accepted for processing during the local growth plan process. The local growth plan is anticipated to be finalized in 2021 and will include more detailed direction regarding suitability of densification in alignment with [The Guidebook for Great Communities](#), which is also currently in draft form, and not yet approved. The proposed land use redesignation is currently in alignment with both draft documents.

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

The location criteria are not meant to be applied in an absolute sense but are used in conjunction with other relevant planning policy such as the *Municipal Development Plan* or local area policy plans to assist in determining the appropriateness of an application in the local context.

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The subject parcel meets the following criteria identified in the Location Criteria Multi-Residential Infill, as listed below:

- site is located within 400 metres of a transit stop;
- site is located within 500 metres from an existing primary transit stop;
- site abuts a lane to provide direct vehicle access; and
- is in close proximity to an existing or planned corridor or activity centre.

The following location criteria have not been met with this application:

- the parcel is not located on a corner;
- there is no adjacent non-residential or multi-unit development;
- the parcel is not located on a collector or higher standard roadway; and
- the parcel is not adjacent to a park, open space or community amenity.

While these criteria are not used as a checklist, they do provide for a framework in which we evaluate a parcel's appropriateness for intensification. These criteria, when reviewed within the context of the Municipal Development Plan and the site-specific context, indicate that the proposed land use is appropriate and the site's location for sensitive residential intensification.

Social, Environmental, Economic (External)

The recommended land use allows for a wider range of housing types in the community and the proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics. Further, the ability to develop additional dwelling units will facilitate a more efficient use of 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.

Current and Future Capital Budget

The proposed amendment does not trigger capital infrastructure investment.

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 though an amendment is required to the *North Hill Area Redevelopment Plan*, it is consistent with the general intent of the plan which allows for appropriate densification compatible with existing housing. The proposal allows for a wider range of housing types in the inner city while still respecting the low-density context immediately adjacent to the site.

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ATTACHMENT(S)

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