

Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 120 – 17 Avenue NW, LOC2020-0123

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the North Hill Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.29 hectares ± (0.72 acres ±) located at 120 – 17 Avenue NW (Descriptive Plan 1511375, Block 9, Lot 39) from Commercial – Corridor 1 (C-COR1f2.3h17.5) District to Mixed Use - General (MU-1f4.5h24) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for a 7 to 8 storey street-oriented multi-residential or mixed-use development. The applicant intends to develop a 6-storey multi-residential development.
- The proposal allows for an appropriate increase in height and development intensity near the future 16 Avenue N Green Line LRT Station and is in keeping with the applicable policies of the *Municipal Development Plan* and *North Hill Area Redevelopment Plan (ARP)* as amended.
- What does this mean to Calgarians? More residential and/or commercial uses in a walkable and mixed-use area near a future Green Line LRT Station maximizing the Green Line investment.
- Why does this matter? Allowing for more density and intensity near future Green Line LRT stations represents more efficient use of existing and proposed transit infrastructure and offer more mobility choices to residents.
- Amendments to the *North Hill ARP* is required.
- There is no previous Council Direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This land use and policy amendment application was submitted by O2 Planning and Design on behalf of land owners, Medivest Professional Centre Inc, on 2020 August 13.

The 0.29 hectare (0.72 acre) mid-block site in Tuxedo Park is located north of 17 Avenue NW between Centre Street N and 1 Street NW, approximately 150 metres (two-minute walk) from the proposed 16 Avenue N Green Line LRT Station. The site is currently vacant and has rear lane access.

The proposed MU-1f4.5h24 District represents an increase in building height and floor area while offering more flexibility for constructing multi-residential, commercial or mixed-use buildings than the current C-COR1f2.3h17.5 District. A development permit application for a six-storey multi-residential building has been submitted and is under review (Attachment 6). More

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details about this application and the site's context can be viewed at DevelopmentMap.calgary.ca and described in Attachment 1.

A maximum height of 24 metres (7 to 8 storeys) is proposed with this application for offering flexibility at the development permit stage to respond to local context while meeting applicant's needs. To accommodate the proposed maximum height of 24 metres, amendments to the *North Hill ARP* are required.

Administration has considered the relevant planning issues and stakeholder feedback specific to the proposed policy amendments and land use redesignation and has determined the proposal to be appropriate. See Attachment 1 for the Background and Planning Evaluation.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
- Public/Stakeholders were informed by Administration

Applicant-Led Outreach

As part of the review of this application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#), to assess which level of outreach with public stakeholders and the Community Association was appropriate. In response, the applicant created a [project website](#) informing the public about the project and requesting feedback. The applicant consulted the Tuxedo Park, Mount Pleasant and Crescent Heights Community Associations ensuring that residents of the broader North Hill communities had the opportunity to learn about and comment on the application. The project website had more than 300 views but the applicant did not receive any public comments. The Applicant Outreach Summary is provided as Attachment 5.

City-Led Outreach

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

Administration received two letters of opposition focusing on the following areas of concern:

- increase in height, density, and lot coverage;
- parking and traffic congestion;
- privacy and shadow impacts; and
- changing the character of the neighborhood.

The Tuxedo Park Community Association (CA) provided a conditional letter of support (Attachment 4). The CA did not support any commercial uses on the ground floor, and instead recommended larger live/work units on the ground floor that could be converted to commercial uses in the future. The CA also suggested the possibility for two-storey townhouse units at the street level. The CA requested that the future building to provide sufficient parking for its residents.

**Planning & Development Report to
Calgary Planning Commission
2020 November 19**

**ISC: UNRESTRICTED
CPC2020-1233
Page 3 of 3**

Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 120 - 17 Avenue NW, LOC2020-0123

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed land use district allows for additional growth and redevelopment near a future Green Line LRT station promoting a walkable mixed-use area. It may better accommodate the housing needs of people looking for easy access to jobs, shopping, and services with good transit service, mobility options, and with varied housing choice and form.

Environmental

This application does not include any actions that specifically address objectives of the [Climate Resilience Strategy](#). Further opportunities to align future development on this site with applicable climate resilience strategies will be explored and/or implemented at the development permit and building permit stages.

Economic

The ability to develop seven to eight storey multi-residential or mixed-use development will increase ridership and help create a viable transit-oriented node around the proposed 16 Avenue N Green Line LRT Station. It will also make more efficient use of existing infrastructure while maximizing the Green Line investment.

Service and Financial Implications

No anticipated financial impact

RISK

There are no known risks associated with this application.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Proposed Amendments to the North Hill Area Redevelopment Plan
3. Applicant Submission
4. Community Association Letter
5. Applicant Outreach Summary
6. Development Permit (DP2020-6371) Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform