

Planning & Development Report to
Calgary Planning Commission
2020 October 15

ISC: UNRESTRICTED
CPC2020-1087

**Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 202 – 25
Avenue NW, LOC2020-0083**

EXECUTIVE SUMMARY

This application was submitted by Tricor Design Group on behalf of the landowners Chandan Homes Ltd on 2020 June 11. This application proposes to change the designation of this property from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District to allow for:

- rowhouses in addition to building types already allowed (e.g. single detached, semi-detached, and duplex dwellings in addition to secondary suites);
- a maximum building height of 11 metres, about 2 to 3 storeys (an increase from the current maximum of 10 metres);
- a maximum of 4 dwelling units (an increase from the current maximum of 2 dwelling units); and
- the uses listed in the R-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* (MDP). No development permit application has been submitted at this time.

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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 0.06 hectares \pm (0.14 acres \pm) located at 202 – 25 Avenue NW (Plan 2617AG, Block 10, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District; and
4. Give three readings to the proposed bylaw.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2020 OCTOBER 15:

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 **Proposed Bylaw 50P2020**.
3. Adopt, by bylaw, the proposed land use redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 202 – 25 Avenue NW (Plan 2617AG, Block 10, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District; and
4. Give three readings to **Proposed Bylaw 150D2020**.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

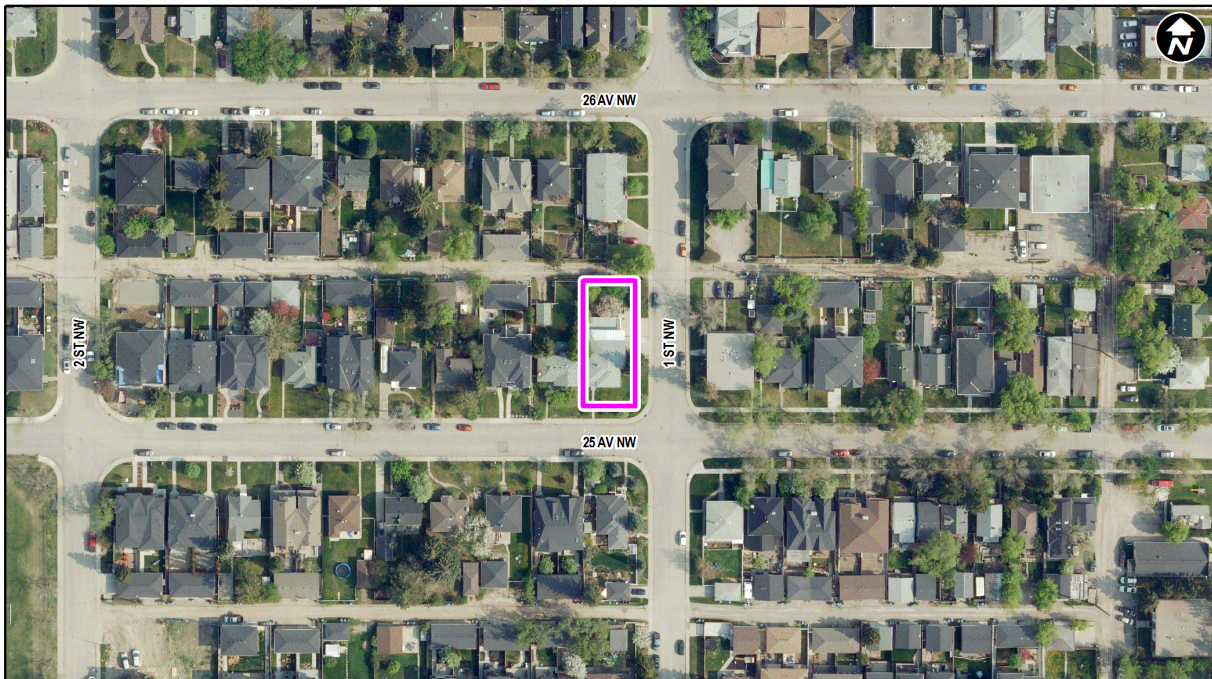
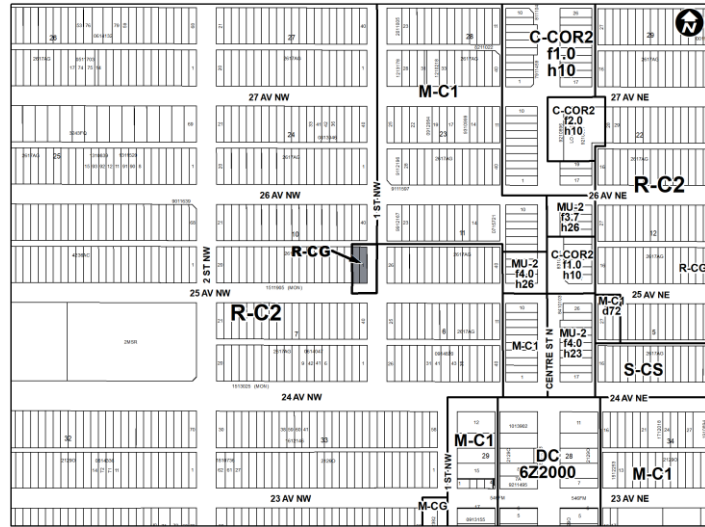
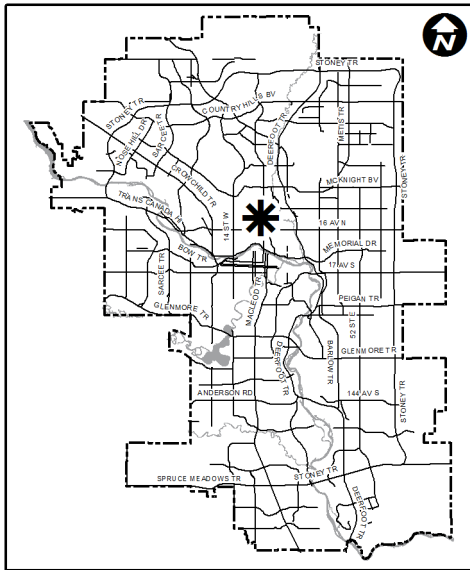
This application was submitted by Tricor Design Group on behalf of the landowners Chandan Homes Ltd on 2020 June 11. As indicated in the Applicant Submission (Attachment 1), the applicant intends to redevelop the site with a maximum of four dwelling units. No development permit has been submitted at this time.

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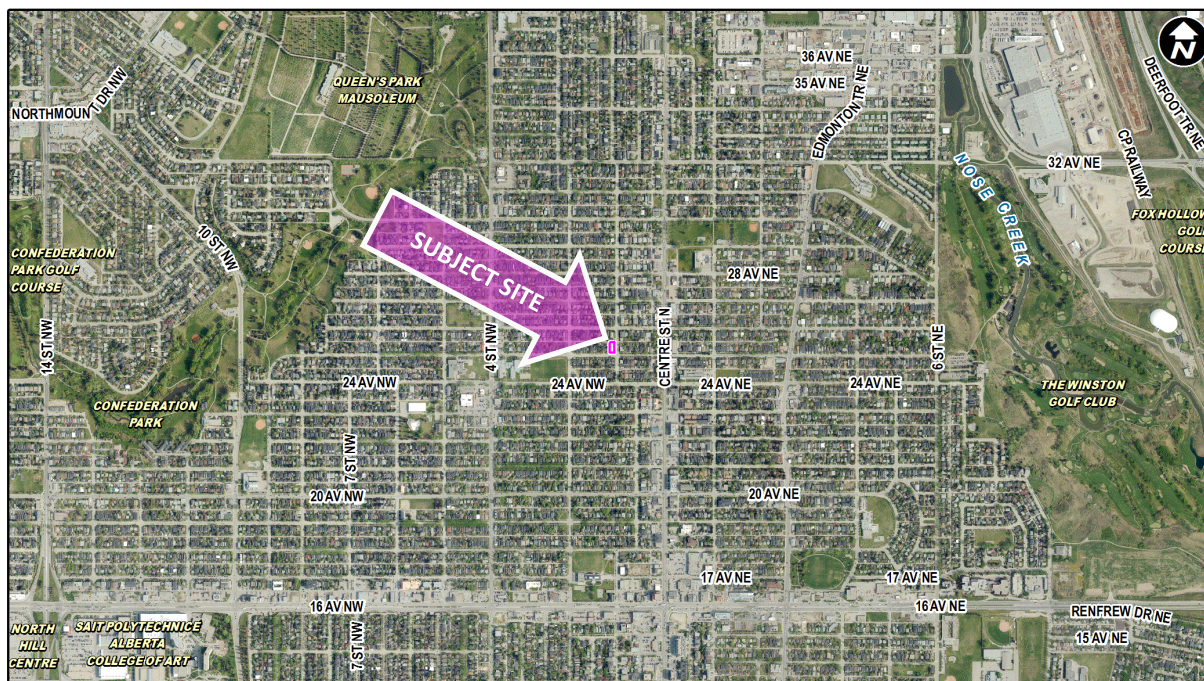
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Location Maps



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Site Context

The subject site is located in the community of Tuxedo Park at the northwest corner of 1 Street NW and 25 Avenue NW. The site is approximately 0.06 hectares (0.14 acres) in size and is approximately 15 metres wide by 37 metres long. The site is currently developed with a single detached dwelling with an attached garage which is accessed off 1 Street NW. A rear lane is located north of the subject site.

Surrounding development is characterized by a mix of single and semi-detached dwellings designated as R-C2 District. To the northeast of the site, multi-residential developments designated Multi-Residential – Contextual Low Profile (M-C1) District are located along 26 Avenue NW and 1 Street NW. Centre Street N is located approximately 180 metres to the east and includes multi-residential and commercial development.

The site is approximately 550 metres (a seven-minute walk) from the proposed Green Line LRT station at 28 Avenue N and Centre Street N. Bus Rapid Transit service (BRT) is currently operating along Centre Street N among other local bus routes. The nearest bus stop is currently located approximately 230 metres (a three-minute walk) east 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 proposal represents a modest increase in density for a corner parcel of land in an inner-city area. It proposes a low-density residential land use that allows for a range of building forms that respect the scale and character of the existing neighbourhood. The proposal meets the objectives of the applicable policies as discussed in the Strategic Alignment section of this report.

Land Use

The existing Residential – Contextual One / Two Dwelling (R-C2) District is a low-density residential designation in developed areas that is primarily for single detached dwellings, semi-detached dwellings, duplex dwellings, and secondary suites. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units.

The proposed Residential – Grade-Oriented Infill (R-CG) District allows for two to three-storey (11 metres maximum height) low-density rowhouse developments where one façade of each dwelling unit must face a public street. The district provides for a maximum density of 75 units per hectare which would enable up to four dwelling units on the subject site. The R-CG District also allows for a range of other low-density housing forms such as single detached, semi-detached, and duplex dwellings and secondary suites.

Development and Site Design

The rules of the proposed R-CG District will provide guidance for the future redevelopment of the site including appropriate uses, building height and massing, landscaping and parking. Given the specific context of this corner site, additional items that will be considered through the development permit process include, but are not limited to:

- ensuring an engaging built interface along both 25 Avenue NW and 1 Street NW;

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- improving pedestrian connections by ensuring vehicle access to the site is from the rear lane; and
- mitigating shadowing, overlooking, and privacy concerns.

Environmental Site Considerations

There are no environmental concerns associated with this proposal.

Transportation

Pedestrian access is available from existing sidewalks on 1 Street NW and 25 Avenue NW. While on-street parking is available in this general area, vehicular access to the site will be provided from the existing rear lane. Redevelopment would result in removal of the existing driveway curb cut on 1 Street NW, thereby improving pedestrian safety and increasing on-street parking.

The site is approximately 550 metres (a seven-minute walk) from the proposed Green Line LRT station at 28 Avenue N and Centre Street N. A bus rapid transit service (BRT) is currently operating along Centre Street N among other local bus routes. A BRT bus stop serving Route 300 (BRT Airport / City Centre) and Route 301 (BRT North) is located approximately 550 metres (a seven-minute walk) to the northeast of the site. The nearest bus stop serving Route 3 (Sandstone / Elbow Drive) is currently located approximately 230 metres (a three-minute walk) east of the site along Centre Street N.

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

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.

Climate Resilience

The applicant has not identified any climate resilience measures as part of this application. Further opportunities to align future development on these sites 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 and was notice posted on-site. Notification letters were sent to adjacent landowners and the application was advertised online.

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No public meetings were held by the applicant or Administration for this application. The Tuxedo Park Community Association (CA) provided a letter of opposition for this application (Attachment 3). The CA letter indicated that the proposed land use district is appropriate only within the first block east and west of Centre Street N. As the site is the first lot within the second block west of Centre Street N, the CA would not be in support.

Administration received a total of 10 public responses regarding this application with seven responses in opposition and three in support. The letters in support found increasing density at this site appropriate because this site is located in inner-city area and in proximity to future Green Line LRT Station, and the proposal allows more effective use of City services. The opposition concerns focused on the following areas:

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

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate given the site-specific context and location. The proposed R-CG District is a low-density district intended for development on sites that are located in close proximity and adjacent to low density residential development within inner city communities. Furthermore, development can be contextually sensitive in terms of height and setback. Based on these criteria, R-CG District is considered appropriate as it would result in a moderate increase in density that would be compatible with the surrounding neighbourhood. Parking and design considerations will be reviewed at the development permit stage.

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.

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Municipal Development Plan (Statutory – 2009)

The subject site is located within the Residential – Developed – Inner City area as identified on [Map 1: Urban Structure](#) of the [Municipal Development Plan](#) (MDP). Both City-Wide policies and Inner City Area policies apply. In general, these policies encourage redevelopment in inner city communities that is similar in scale and built-form to existing development, including a mix of housing. In addition, MDP policies encourage higher residential densities in areas that are more extensively served by existing infrastructure, public facilities, and transit.

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 actions that specifically meet objectives of this plan, however, 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 Area Redevelopment Plan](#) (ARP) encourages a variety of housing types that accommodate different age groups, household types, and income levels, and supports residential intensification which contributes to the renewal and vitality of all communities within the policy study area.

The parcel is located within the Low Density Residential area according to Map 2 of the ARP. Low density areas are intended to maintain the stability in the policy study area and to protect the existing residential character and quality of the neighbourhood. Single and semi-detached dwellings are identified as appropriate for these areas.

Administration reviewed the ARP and recommends that the proposed land use is appropriate given that R-CG is also considered a low-density residential district in alignment with the existing residential character of the area. In order to align the proposed land use amendment application with the ARP, a minor amendment to Map 2: Future Land Use Policy – Mount Pleasant and Tuxedo (Attachment 2) is required. Map 2 will be amended to change the subject site from Low Density Residential to Low Density Residential or Low Density Multi Dwelling.

The Low Density Residential or Low Density Multi Dwelling area intends to provide a wider range of housing options which include low profile multi-unit developments and rowhomes. The preferred building form in this area has a maximum height of three storeys and direct orientation to grade.

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North Hill Communities Local Area Plan (Draft)

The *North Hill ARP* is under review as Administration is currently working on the [North Hill Communities Local Area Plan](#) (LAP) which includes Tuxedo Park and surrounding communities. Planning applications are being accepted for processing during the local growth plan process. The *North Hill Communities LAP* is anticipated to be finalized in 2021. The proposed land use is in alignment with the Urban Form and Building Scale categories of the draft *North Hill Communities LAP*.

Social, Environmental, Economic (External)

The proposed land use district will provide a further range of housing types than the existing R-C2 District. The proposed land use district allows for a wider range of low-density housing types and as such, the proposed change can better accommodate the housing needs of different demographics and lifestyles.

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.

REASON(S) FOR RECOMMENDATION(S):

The proposal is in keeping with applicable policies of the *Municipal Development Plan* and the *North Hill Area Redevelopment Plan*, as amended. The proposed R-CG District is a low-density district and was designed to be implemented in proximity to or directly adjacent to low-density residential development. The proposal represents a modest density increase of an inner-city parcel of land and allows for development that has the ability to be compatible with the character of the existing neighbourhood.

ATTACHMENT(S)

1. Applicant Submission
2. **Proposed Bylaw 50P2020**
3. Community Association Letter
4. **Proposed Bylaw 150D2020**
5. **Public Submissions**