

**POLICY AMENDMENT & LAND USE AMENDMENT
TUXEDO PARK (WARD 9)
WEST OF CENTRE STREET N AND SOUTH OF 24 AVENUE NW
BYLAWS 6P2017 AND 41D2017**

MAP 27C

EXECUTIVE SUMMARY

This land use amendment proposes to redesignate a parcel from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District to allow for multi-residential development.

A mapping amendment to the North Hill Area Redevelopment Plan (ARP) is required to accommodate this land use amendment application.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2016 December 01

That Calgary Planning Commission recommends **APPROVAL** of the proposed Policy Amendment and Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaws 6P2017 and 41D2017; and

1. **ADOPT** the proposed amendment to the North Hill Area Redevelopment Plan, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 6P2017.
3. **ADOPT** the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 201 – 23 Avenue NW (Plan 2129O, Block 30, Lots 57 and 58) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Multi-Residential – Contextual Grade-Oriented (M-CG) District, in accordance with Administration's recommendation; and
4. Give three readings to the proposed Bylaw 41D2017.

REASON(S) FOR RECOMMENDATION:

The proposal is in keeping with the applicable policies of the Municipal Development Plan and the ARP as amended. The proposed M-CG land use district is intended for parcels in proximity to or adjacent to low density residential development. The proposal represents a modest increase in density for this inner city parcel of land and allows for a development that can be

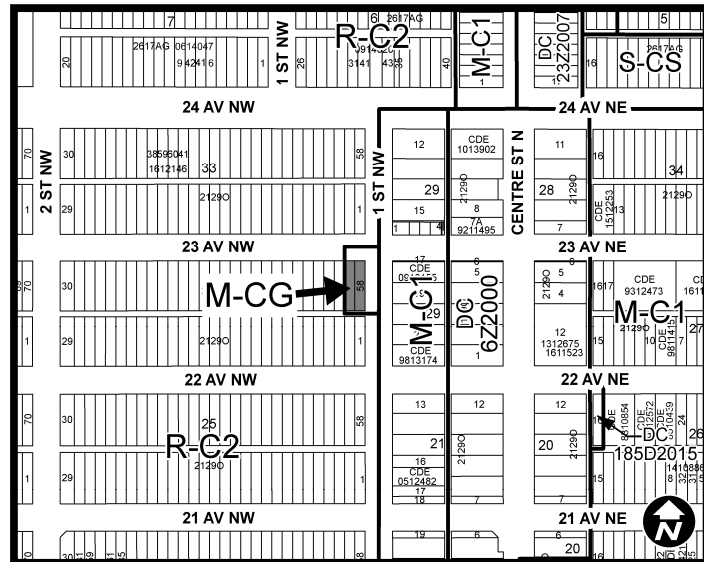
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compatible with the character of the existing neighbourhood. In addition, the subject parcel is a corner site, is located within walking distance of several transit stops, and has direct lane access.

ATTACHMENTS

1. Proposed Bylaw 6P2017
2. Proposed Bylaw 41D2017
3. Public Submissions

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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

- | | | |
|----|--|-----------------------|
| 1. | Recommend that Council ADOPT , by bylaw, the proposed amendment to the North Hill Area Redevelopment Plan (APPENDIX II); | |
| | Moved by: L. Juan
Absent: G.-C. Carra | Carried: 8 – 0 |
| 2. | Recommend that Council ADOPT , by bylaw, the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 201 – 23 Avenue NW (Plan 2129O, Block 30, Lots 57 and 58) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District. | |
| | Moved by: L. Juan
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Applicant:

k5 designs

Landowner:

Ranjit Wadh

PLANNING EVALUATION

SITE CONTEXT

The subject site is located in the community of Tuxedo Park, at the southwest corner of 1 Street NW and 23 Avenue NW. The site is currently developed with a single detached dwelling with a detached garage. Surrounding land uses include primarily low density, single detached, and semi-detached residential dwellings to the north, south and west of the site. To the east of the site is medium density multi-residential with commercial land uses further west along Centre Street N.

Tuxedo Park	
Peak Population Year	2015
Peak Population	5,119
2016 Current Population	4,988
Difference in Population (Number)	-131
Difference in Population (Percent)	-3%

LAND USE DISTRICTS

The proposed land use district is Multi-Residential – Contextual Grade-Oriented (M-CG) District. The M-CG District is intended to accommodate multi-residential, grade-oriented development in a variety of forms. The rules of the M-CG District provide for development that is low in height and sensitive to adjacent low-density residential development, such as single detached and semi-detached dwellings. The proposed M-CG District would allow for up to 6 units on the subject site.

LEGISLATION & POLICY

Municipal Development Plan (Statutory / Approved by Council – 2009)

The subject site is located within the Developed Residential –Inner City Area as identified on Map 1 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

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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.

This site is also located along the edge of the Urban Corridor area along Centre Street N. Policy for Urban Corridors states that these corridors should contain a broad range of employment, commercial and retail uses as well as housing (form, tenure, and affordability) to accommodate a diverse range of the population. Apartments, mixed-use developments and ground oriented housing are encouraged within these areas.

North Hill Area Redevelopment Plan (Statutory / Approved by Council – 2000)

The subject site is located in the *Low Density Residential* area as identified on Map 2 of the North Hill Area Redevelopment Plan (ARP). The *Low Density Residential* area policies envision redevelopment in the form of detached, semi-detached, and duplex residential buildings consistent with the existing R-C2 District. These policies are intended to ensure continued stability in the community and encourage compatible infill development to support community renewal and vitality.

Although the Land Use Amendment is not in alignment with the current ARP policy is still meets the Goals and Objectives of the ARP. In order to accommodate the proposed Land Use Amendment, a minor map amendment to the North Hill ARP is required. This proposed amendment would identify the site as “Low Density Residential or Low Density Multi-Dwelling” (See APPENDIX II).

Location Criteria for Multi – Residential Infill

Council implemented ‘Location Criteria for Multi-Residential Infill’ (APPENDIX III) to provide a more specific tool for the review of land use amendment applications and associated amendments to local area plans seeking to allow for multi-residential developments in low density residential areas.

The following location criteria were consistent with the guidelines:

- On a corner parcel;
- Within 400 metres of a transit stop;
- Within 600 metres of an existing or planned Primary Transit stop station;
- Adjacent to existing or planned non-residential development or multi-dwelling development;
- Along or in close proximity to an existing or planned corridor or activity centre; and
- Direct lane access.

The following location criteria were not met:

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- On a collector or higher standard roadway on at least one frontage; and
- Adjacent to or across from existing or planned open space or park or community amenity.

The proposed land use satisfies many of the locational criteria for multi-residential infill housing.

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

TRANSPORTATION NETWORKS

A Traffic Impact Assessment was not required as part of this application. The subject site is located within walking distance from nearby transit stops for several bus routes on Centre Street.

UTILITIES & SERVICING

Water, sanitary, and storm sewer mains are available and can accommodate the potential redevelopment of the subject site without the need for off-site improvements at this time.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment (ESA) was not required as part of this application.

ENVIRONMENTAL SUSTAINABILITY

An analysis of sustainability measures to be incorporated into the development will occur at the Development Permit stage.

GROWTH MANAGEMENT

The proposed Land Use Amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns.

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PUBLIC ENGAGEMENT

Community Association Comments

The Tuxedo Park Community Association was circulated as part of this application. An email was submitted indicating that they do not support the redesignation for the following reasons:

- the rezoning is completely out of context for the area/block;
- the developer has made no effort to discuss their intent with us or why they want or need to rezone this property; and
- the existing zoning provides plenty of opportunity for the owner to redevelop the property and increase density.

Citizen Comments

Five letters were received from the adjacent residents in opposition to the application. The letters expressed the following concerns:

- fit with the surrounding neighbourhood;
- redesignation setting a precedent for the area;
- issues with renters;
- traffic issues; and
- parking availability.

Public Meetings

No public meetings were held.

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APPENDIX I

APPLICANT'S SUBMISSION

This application proposes to re-designate the parcels in question from R-C2 (Residential-Contextual One/Two Dwelling District) to a M-CG (Multi-Residential Oriented Infill District).

A comprehensive site analysis and consultation process have been undertaken, resulting in a responsive and highly innovative development concept that contributes to the vision and goals laid out by the City of Calgary. Key planning features of the site include:

1. Making efficient use of available corner lot
2. Providing increased housing
3. Provides more housing with a safer and more updated construction

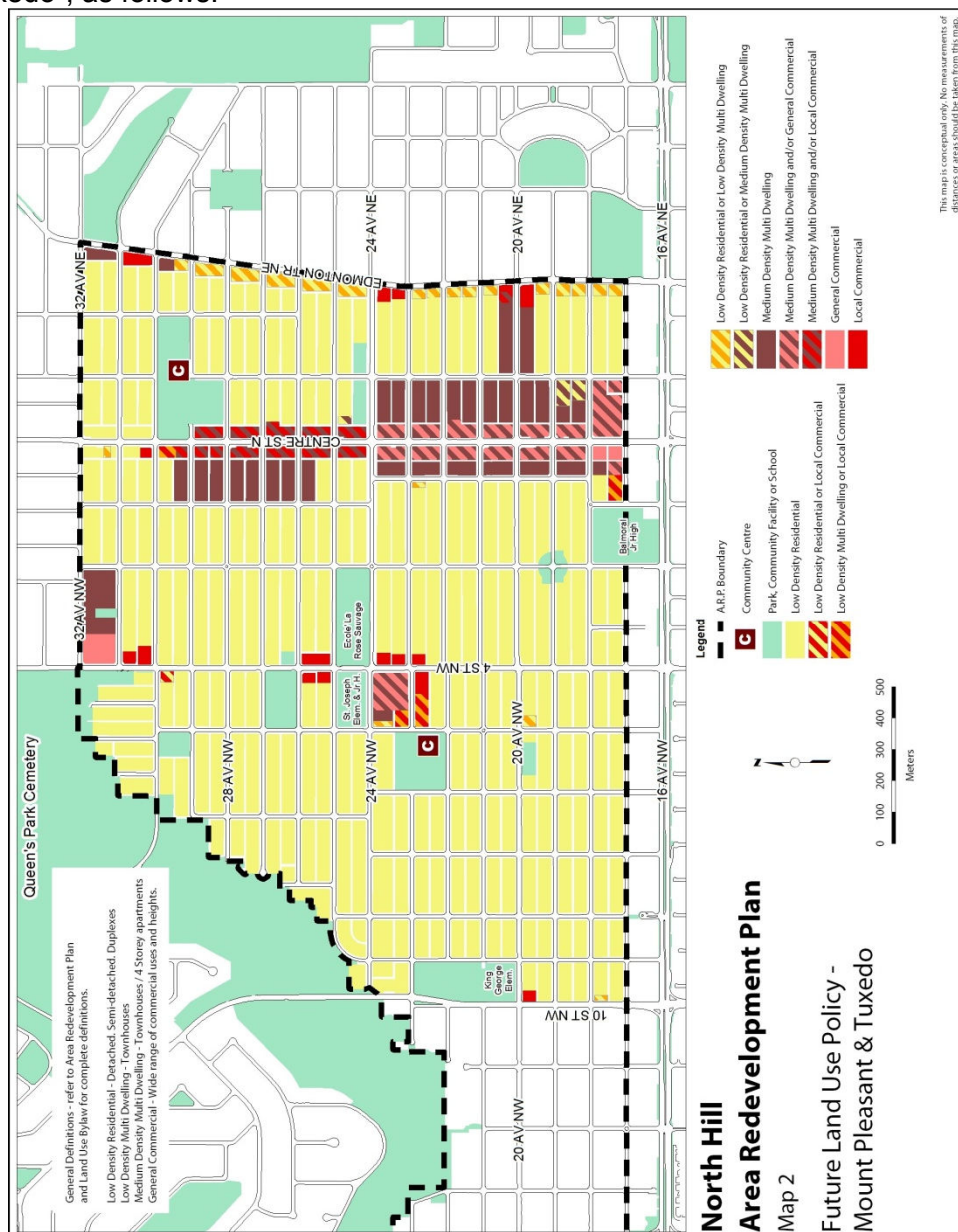
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APPENDIX II

PROPOSED AMENDMENT TO THE NORTH HILL AREA REDEVELOPMENT PLAN

- (a) Delete the existing Map 2 entitled "Future Land Use Policy – Mount Pleasant & Tuxedo" and replace with the revised Map 2 entitled "Future Land Use Policy – Mount Pleasant & Tuxedo", as follows:



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APPENDIX III

LOCATION CRITERIA FOR MULTI-RESIDENTIAL INFILL

Subject Site	Comments	
On a corner parcel.	Corner developments have fewer direct interfaces with low density development. Corner sites avoid mid-block development that could signal speculation that the entire block is appropriate for redevelopment.	Yes
Within 400m of a transit stop.	Allows for greater transit use, providing more mobility options for residents of multi-dwelling developments. Can reduce motor vehicle usage, thereby minimizing vehicle traffic impact on community.	Yes
Within 600m of an existing or planned Primary Transit stop station.	Allows for greater transit use, providing more mobility options for residents of multi-dwelling developments. Can reduce motor vehicle usage, thereby minimizing vehicle traffic impact on community.	Yes
On a collector or higher standard roadway on at least one frontage.	Minimizes traffic on local streets.	No
Adjacent to existing or planned non-residential development or multi-dwelling development.	Creates an appropriate transition between low density and other more intensive land uses or larger scale buildings.	Yes
Adjacent to or across from existing or planned open space or park or community amenity.	Creates an appropriate transition between low density and other land uses.	No
Along or in close proximity to an existing or planned corridor or activity centre.	Creates an appropriate transition between low density and other land uses.	Yes
Direct lane access.	Improves pedestrian environment for local residents by limiting the creation of multiple or high frequency use driveways across local sidewalks.	Yes