

Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at multiple properties, LOC2020-0015

RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the 16 Avenue North Urban Corridor Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.37 hectares \pm (0.91 acres \pm) located at 112, 116, 120, 124, 130 and 140 - 16 Avenue NW (Plan 21290, Block 2, Lots 6 to 16; Plan 9512599, Block 2, Lot 41) from Commercial – Corridor 1 (C-COR1f6.0h28) District, Commercial – Corridor 1 (C-COR1f6.0h38) District and Commercial – Corridor 1 (C-COR1f6.0h46) District to Direct Control District to accommodate a mixed-use development, with guidelines (Attachment 3).

HIGHLIGHTS

- This application seeks to redesignate the subject property to a DC District based on the Mixed Use – Active Frontage (MU-2) District with the intent of developing a mixed-use building.
- This application allows for an increase in density at a strategic location in the North Hill communities area which is adjacent to a future Green Line LRT station and a MAX Orange BRT station, and is in keeping with the applicable policies of the *Municipal Development Plan, 16 Avenue North Urban Corridor Area Redevelopment Plan* (as amended), and the draft *North Hill Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? More housing and employment options will be available in close proximity to transit, as well an efficient use of the Green Line LRT investment.
- Why does this matter? By providing more housing options within existing developed areas and close to transit, Calgary will provide more housing options and have a more diverse population living in close proximity to transit.
- An amendment to the *16 Avenue North Urban Corridor Area Redevelopment Plan* (ARP) is required.
- No development permits have been submitted at this time.
- 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 application was submitted by O2 Planning and Design on behalf of the landowners, 2233552 Alberta LTD (Soloman Candel), 400381 Alberta LTD (Wai Hing Ko), Jemm Centre St. General Partner LTD, and 2038049 Alberta LTD (Eden Lindenbach, JEMM Properties), on 2020 January 21.

The subject site is located in the northeast corner of 16 Avenue NW and 1 Street NW in the community of Tuxedo Park. The 0.37 hectare site includes six parcels and is a strategic location

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within the north central area of the city. This site is in close proximity to both the future Green Line Station at 16 Avenue NW (approximately 60 metres east, a one-minute walk) and is immediately adjacent to the MAX Orange BRT.

To accommodate the proposed increase in height and floor area ratio, an amendment to Map 1 and Map 2 of the *16 Avenue North Urban Corridor ARP* is required (Attachment 2). This increase to height and floor area ratio is supported due to the high level of transit connectivity at the site, as well as the extensive engagement done for the *North Hill Communities LAP*, which identified the site as containing the highest intensity and heights proposed within the LAP.

No development permit application has been submitted at this time. However, as noted in the Applicant Submission (Attachment 4), the applicant identified an intent to pursue a development permit for a mixed-use development with two towers in the future.

A detailed planning evaluation of the application, including location maps and site context, is provided in Attachment 1, 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 the proposed land use amendment 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 attended a meeting with the Tuxedo Park Community Association on 2020 February 13, where it was recommended they attend the community's Annual General Meeting (AGM). However, due to the COVID-19 situation, the AGM was cancelled and in-person engagement with the community was postponed. The applicant also provided a project website, providing an overview and information regarding the project, which was shared with the Tuxedo Park and Mount Pleasant Community Associations, who in turn shared it with their channels, and over 600 visits to the website were recorded. The applicant provided responses to the community association and general public comments in the Applicant Outreach Summary (Attachment 5).

The applicant held a further meeting with the Tuxedo Park Community Association on 2021 March 31, with Administration and representatives from the Crescent Heights and Mount Pleasant Community Associations in attendance. The meeting served to update the three local area community associations on the changes to the application and provide rationale for the land use application and answer questions.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site, published [online](#) and notification letters were sent to adjacent landowners.

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One public letter was received in opposition to the application. The letter included concerns regarding a lack of adequate parking, loss of views and the potential for low-cost housing.

The Tuxedo Park Community Association submitted a letter in opposition to the land use amendment on 2021 April 09, highlighting several concerns (Attachment 6):

- a significant increase in floor area ratio from the approved *16 Avenue North Urban Corridor ARP* from 6.0 to 10.0 Floor Area Ratio (FAR);
- particular attention needed in light of *North Hill Communities LAP* work, and the location of the site in close proximity to a transit station;
- building heights proposed in excess of what is proposed in the draft 2021 local area plan;
- shadowing effects from increased building height;
- concerns with the lack of statutory status of the draft *North Hill Communities LAP*;
- concerns with a lack of parking;
- general concerns regarding increased density and building scale; and
- desire for a low-carbon feasibility study to be provided.

Administration considered the planning issues and determined the proposal to be appropriate. Further detail of the analysis is contained in Attachment 1. The applicant submitted a shadow study that demonstrates mitigated shadow impacts on the adjacent school which was to the satisfaction of Administration. The applicant also provided an analysis demonstrating that the proposed floor area ratio is aligned with the recently engaged upon *North Hill Communities LAP* draft, and that increased building heights will align with the maximum proposed building areas as contemplated by the draft LAP. Other items, including the low-carbon feasibility study request, will further be reviewed and implemented at the development permit stage.

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 application allows for growth and redevelopment within the north central area of Calgary. Allowing for more housing options in this area will provide Calgarians the choice to live in an area with excellent transit connections to major employment centres in the City including the Centre City, SAIT, Foothills Hospital, Alberta Children's Hospital and the University of Calgary. The development of these lands will enable a more efficient use of land and infrastructure, supporting surrounding uses and amenities, while introducing additional amenities for the community and greater area.

Environmental

This application addresses objectives of the [Climate Resilience Strategy](#) related to transportation and land use. The scale of the redevelopment and its strategic location at the intersection of two major transit corridors will significantly enable increased use of public transit

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and meaningfully contribute to greenhouse gas reduction at the neighbourhood scale. The proposal will further encourage low or zero emission transportation modes by requiring more bicycle parking than the Land Use Bylaw requires in an effort to encourage alternative modes of transportation and reduce greenhouse gas (GHG) emissions.

Economic

The proposed land use amendment enables the development of approximately 450 residential dwelling units and approximately 1,800 square metres of commercial space. The proposed development may provide for increased housing and employment opportunities along 16 Avenue N, and may support local businesses within Tuxedo Park. Furthermore, the proposed development may continue to provide increased ridership opportunities in close proximity to primary transit and help create a viable transit-oriented node around the future 16 Avenue N Green Line LRT Station. Considerable investment has occurred along 16 Avenue N and the proposed development will 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 know risks associated with this proposal.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Proposed Amendment to the 16 Avenue North Urban Corridor Area Redevelopment Plan
3. Proposed Direct Control District
4. Applicant Submission
5. Applicant Outreach Summary
6. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform