

**POLICY AMENDMENT AND LAND USE AMENDMENT
TUXEDO PARK (WARD 9)
ON WEST SIDE OF CENTRE STREET N AND NORTH OF
31 AVENUE NW
BYLAWS 42P2015 AND 186D2015**

MAP 27C

EXECUTIVE SUMMARY

The proposed land use amendment application requests redesignation of the lands from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District. This will allow for the future development of a 6 unit, grade oriented, multi-residential building on the subject lands.

In order to facilitate the land use redesignation, an amendment to the North Hill Area Redevelopment Plan (NHARP) is also required. This amendment includes changing the land use typology for the subject lands from *Low Density Residential* to *Low Density Residential or Low Density Multi-Dwelling*.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2015 September 24

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 42P2015 and 186D2015; and

1. **ADOPT** the proposed amendments to the amendment to the North Hill Area Redevelopment Plan, in accordance with Administration's recommendation; and
2. Give first reading to the proposed Bylaw 42P2015; and
3. **AMEND** the proposed bylaw by deleting the proposed Map 2 entitled "Future Land Use Policy" and replacing it with the updated proposed Map 2 entitled "Future Land Use Policy"; and
4. Give second and third readings to the proposed Bylaw 42P2015, as amended.
5. **ADOPT** the proposed redesignation of 0.06 hectares ± (0.15 acres ±) located at 3207 Centre Street NW (Plan 2617AG, Block 64, Lots 2 to 4) 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
6. Give three readings to the proposed Bylaw 186D2015.

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REASON(S) FOR RECOMMENDATION:

The application proposes an increase to the allowable residential density on the subject site in a street oriented built form. Centre Street is identified as an urban corridor in this area, and the future construction of the Green Line LRT creates an exciting opportunity for new development along this corridor.

The proposed application to amend the NHARP and redesignate the subject lands is supported by Administration as it includes an increase in density along this important corridor, it utilizes an appropriate built form, it provides a sensitive transition of building height and density in this area, and it respects the intent of the NHARP – for this area of Centre Street to be residential.

ATTACHMENTS

1. Proposed Bylaw 42P2015
2. Proposed Bylaw 186D2015

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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

1. Recommend that Council **ADOPT**, by bylaw, the proposed amendments to the North Hill Area Redevelopment Plan (APPENDIX II);
2. Recommend that Council give first reading to the proposed bylaw;
3. Recommend that Council amend the proposed bylaw by deleting the proposed Map 2 entitled "Future Land Use Policy" and replacing it with the updated proposed Map 2 entitled "Future Land Use Policy" (APPENDIX IV); and
4. Recommend that Council give second and third readings to the proposed bylaw, as amended.

Moved by: G.-C. Carra

Carried: 5 – 0

Absent: R. Wright and S. Keating

5. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 3207 Centre Street NW (Plan 2617AG, Block 64, Lots 2 to 4) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District.

Moved by: G.-C. Carra

Carried: 5 – 0

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Applicant:

Rick Balbi Architect

Landowner:

Golam Mortuza
 Habiba Mortuza

Planning Evaluation Content	*Issue	Page
Density <i>Is a density increase being proposed.</i>	Yes	5
Land Use Districts <i>Are the changes being proposed housekeeping or simple bylaw amendment.</i>	No	5
Legislation and Policy <i>Does the application comply with policy direction and legislation.</i>	Yes	5
Transportation Networks <i>Do different or specific mobility considerations impact this site</i>	No	6
Utilities & Servicing <i>Is the site in an area under current servicing review and/or has major infrastructure (water, sewer, storm and emergency response) concerns.</i>	No	6
Environmental Issues <i>Other considerations eg. sour gas or contaminated sites</i>	No	6
Growth Management <i>Is there growth management direction for this site. Does the recommendation create capital budget impacts or concerns.</i>	No	7
Public Engagement <i>Were major comments received from the circulation</i>	No	7

*Issue - Yes, No or Resolved

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PLANNING EVALUATION

SITE CONTEXT

The subject lands are located on the west side of Centre Street N, one parcel north of 31 Avenue NW. Adjacent lands consist primarily of single detached low density residential development.

The subject lands consist of a 609 square metre parcel and are currently vacant. The site has rear lane access. A 3.81 metre bylaw setback applies to the property frontage for future Centre Street road widening purposes.

A Development Permit has been applied for on the subject lands, consistent with the land use redesignation to M-CG District.

LAND USE DISTRICTS

The proposed land use amendment application requests redesignation of the lands from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District. The standard maximum density in the district of 111 units per hectare will apply. This will allow for the future development of a 6 unit grade oriented multi-residential building on the subject lands. It also provides for some future possible

LEGISLATION & POLICY

The Municipal Development Plan (MDP) (Approved by Council 2009)

The MDP identifies the subject lands as being within the Inner City policy area. Centre Street is also identified as an Urban Corridor. Both the Inner City policies and Urban Corridor policies encourage residential and employment intensification in a walkable pedestrian environment.

The Corridor policies also suggest that highest densities and tallest buildings should be concentrated in nodes along the corridor at the intersections of the Corridor with other major transit streets. Transitions of building scales between developments, sensitive to the scale, form and character of surrounding buildings is also necessary.

The *Multi Residential Infill Guidelines* are intended to provide Council approved location criteria to review and evaluate applications for multi-residential districts in proximity to low density residential development. The proposed application is consistent with these criteria as the site is located within 400 metres of a transit stop (and within 600 metres of primary transit), on an appropriately classified roadway, has direct lane access, and is along an Urban Corridor.

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The North Hill Area Redevelopment Plan (NHARP) (Approved by Council 2000)

The subject lands are also located within the North Hill Area Redevelopment Plan boundaries (NHARP). The NHARP recognizes Centre Street as an important commercial main street; however, lands north of 30 Avenue are intended to remain residential.

The NHARP identifies the subject lands within its *Low Density Residential* land use typology; therefore, an application to amend the NHARP to change the land use typology on this parcel of land to *Low Density Residential or Low Density Multi Dwelling* is included with this application.

Plan policies also encourage residential intensification through infill development that involves sensitive integration of new development into the existing neighbourhood fabric. Design guidelines for apartments are provided, and the associated Development Permit to this land use application generally meets these guidelines.

The proposed redesignation application to the M-CG District follows the intent of the existing policies and respects the adjacent low density residential while providing moderate residential intensification along this corridor.

TRANSPORTATION NETWORKS

The subject lands are located on the west side of Centre Street North. Vehicular access to the lands is available from a rear gravel lane. Parking will be provided via surface parking stalls accessed from the rear lane. A 3.81 metre bylaw setback applies to the property frontage for future Centre Street road widening purposes. This section of Centre Street is classified as an Urban Boulevard. Centre Street is currently part of the Primary Transit Network and the future North Central LRT will run along it. Timelines for implementation of the LRT are currently unknown. However, Centre Street already has excellent Transit connectivity, including BRT and primary transit services.

UTILITIES & SERVICING

Water, sanitary, and storm sewer are available for connection upon redevelopment of the site. There are no known capacity issues in the vicinity of the site.

ENVIRONMENTAL ISSUES

There are no known environmental issues with the site or application.

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ENVIRONMENTAL SUSTAINABILITY

The site is located along a primary transit corridor, within the Inner City, and proposes infill intensification from the existing low density residential land use.

GROWTH MANAGEMENT

There are no growth management considerations.

PUBLIC ENGAGEMENT

Community Association Comments

The application was circulated to the Tuxedo Park Community Association. No formal comments were submitted, but through discussions with the Community Association, there were not any concerns raised.

Citizen Comments

There were not any public comments submitted in response to the circulation or notice posting of the proposed application.

Public Meetings

Due to the minor ARP amendment proposed, lack of public concern regarding the application and the general consistency with approved policy, there were not any public meetings held.

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APPENDIX I

APPLICANT'S SUBMISSION

The intent of this application is to redesignate a parcel located at 3207 Centre Street NW from R-C2 to M-CG to accommodate a multi-residential development with six units. Redesignating this parcel to M-CG will allow for a residential development that promotes context sensitive intensification along the Centre Street Urban Corridor. In the interest of providing certainty to the developer, the city and the community, this application includes a concurrent development permit submission.

The site is located on the West side of Centre Street North, between 31 and 32 Avenue. This parcel is approximately 610 square meters, and is slightly larger than average with a width of 65' (19.08m) and a depth of 105' (32.02m). The parcel is currently a vacant lot with a two-storey single-family residence to the South, and a three-storey residence neighbouring to the North. The parcel also has direct rear lane access.

Since the parcel is located on the Centre Street North Corridor, it has direct access to downtown through transit and bikeways. The nature of the site is multi-modal, as many amenities are within walking distance. The parcel is also located within 400m of a bus stop and is on a primary transit route.

Additionally, the proposal meets many of the goals of the Municipal Development Plan. These achievements include; providing a range of housing choice within a developed community, supporting compact development on a highly connected parcel, strategically managing a redevelopment opportunity in an existing area, and optimizing existing infrastructure.

The development proposal fits within the M-CG guidelines, which allow for varied building height and setbacks to reflect immediate context and is intended to be in close proximity to low-density residential. The building itself is designed as a three-storey development, with two units per floor. The ground floor units have direct access to grade, and are located closer to the front property line to enhance the public realm and maintain the residential quality of the neighborhood. The two storeys above the ground floor step back to emphasize the human scale and eliminate any monolithic affects while providing the building with enhanced articulation. We feel that the design is an example of good urban form. It includes high quality finishes, thoughtful articulation and amenity space that is not out of scale from the adjacent developments. The overall design is meant to contribute and enhance the character of the street. Contextual front setbacks provide for a landscaped area in the front that will maintain rhythm of the street. The development proposal is also under the maximum height district height of 12 meters and gently steps down in height with the existing grade.

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APPENDIX II

**PROPOSED AMENDMENT TO THE NORTH HILL
AREA REDEVELOPMENT PLAN**

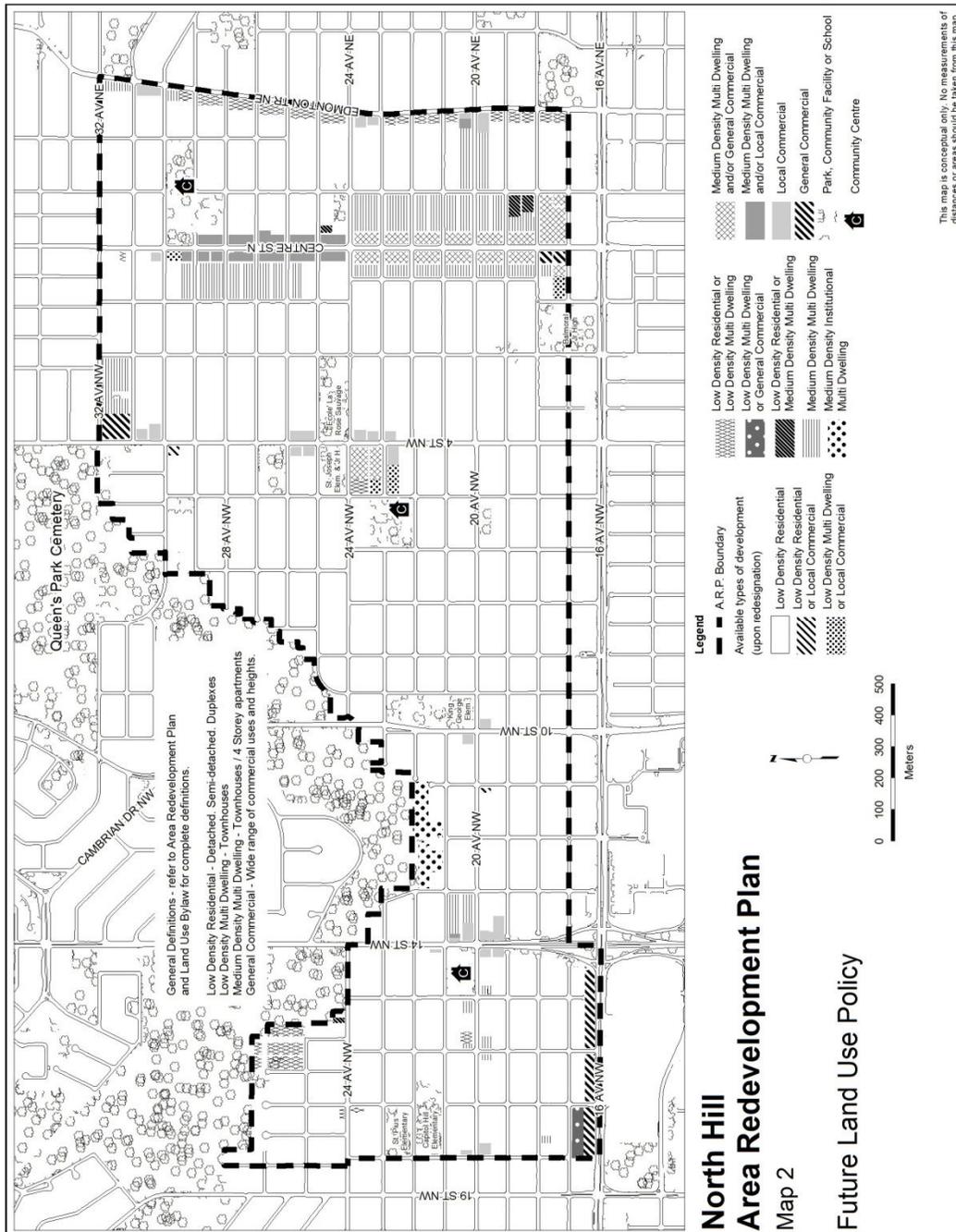
- (a) Delete the existing Map 2 entitled "Future Land Use Policy" and replace with the revised Map 2 entitled "Future Land Use Policy" (APPENDIX III).

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APPENDIX III

Proposed Map 2 – Future Land Use Policy



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APPENDIX IV

Updated Proposed Map 2 – Future Land Use Policy

