

**Land Use Amendment in Tuxedo Park (Ward 7) at 2811 Centre Street NW,
 LOC2023-0087**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.05 hectares ± (0.12 acres ±) located at 2811 Centre Street NW (Plan 2617AG, Block 28, Lots 5 and 6) from Commercial - Corridor 2 f1.0h10 (C-COR2 f1.0h10) District to Mixed Use – Active Frontage (MU-2f4.0h23) District.

HIGHLIGHTS

- This land use amendment seeks to redesignate the subject site to allow for up to six-storeys of mixed-use development.
- The proposal allows for an appropriate building form and set of uses along the Centre Street Urban Main Street and is in keeping with the applicable policies of the *Municipal Development Plan (MDP)* and the *North Hill Communities Local Area Plan (LAP)*.
- What does this mean to Calgarians? This application would provide more housing and commercial options for inner city living with access to alternative transportation modes and would allow for more efficient use of existing infrastructure.
- Why does it matter? The proposal would enable additional residential, commercial and employment opportunities that will further enhance and activate this part of Centre Street NW.
- A development permit for a four-storey mixed use building has been submitted and is under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment application in the northwest community of Tuxedo Park was submitted by SK2 Design Build on behalf of the landowner, Arkham Holdings LTD. on 2023 April 6.

The 0.05 hectare (0.12 acre) midblock site is located along Centre Street NW between 27 Avenue NW and 28 Avenue NW, within 150 metres of the future Green Line LRT station anticipated at the Centre Street NW and 28 Avenue NW location. The parcel immediately to the north is currently vacant but a land use amendment application (LOC2023-0172) with different property owner and applicant, also seeking the MU-2 District, has been submitted and is under review.

A development permit (DP2022-06898) for a four-storey mixed-use building with retail uses on the lower and ground level, offices on the second floor and three dwelling units on the upper floor was submitted on 2022 October 3 and is under review. A land use amendment is required to support this development proposal as the height and floor area ratio (FAR) proposed are beyond those allowable under the existing Commercial – Corridor 2 f1.0h10 (C-COR2 f1.0h10) District. As indicated in the Applicant Submission (Attachment 2), the intention is to build a

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mixed-use building with retail accessed from Centre Street NW, office uses on the upper floors and residential uses in the rear.

The application originally proposed the C-COR2 f2.0h14 District, but was updated through the review to the proposed MU-2f4.0h23 District, because it better aligns with the applicable policies and provides additional flexibility to the development of the site. The proposed MU-2 District requires commercial storefronts at-grade to create a street-oriented building. It also provides opportunities for a mix of commercial and residential uses in the same building.

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

ENGAGEMENT AND COMMUNICATION

- Outreach was undertaken by the Applicant
- Public/interested parties 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 the public/interested parties and respective community association was appropriate. In response, the applicant posted signage on site, communicated with adjacent property owners in person and provided an email address and a phone number on the signage for public responses. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners. When the proposed district was changed, Administration re-circulated to the public/interested parties, a new notice posting was completed on-site and the updates were published online.

No public comments were received at the time of writing this report.

The Tuxedo Park Community Association provided comments on 2023 August 31 (Attachment 4) and there was no indication of either support or opposition. However, they noted concerns around building height, materials and landscaping.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate and in alignment with applicable MDP and LAP policies. LAP policies allow up to six- storeys on this site, which can be accommodated in the proposed 23 metre maximum height. Building materials and the landscaping details, are being reviewed through development, along with the building and site design, number of units, and on-site parking.

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Following Calgary Planning Commission, notifications for Public Hearing of Council for the land use amendment application 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.

IMPLICATIONS

Social

The proposed application for a mixed use development enables the continuation of development in the community of Tuxedo Park and provides additional housing choice. The development of these lands may enable a more efficient use of land and infrastructure and support surrounding uses and amenities while introducing the location of additional amenities for the community and greater area.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

The proposed land use amendment would enable mixed use development of residential dwelling units and commercial space. The development provides housing opportunity, supports local business and creates employment opportunities within Tuxedo Park.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform