

Land Use Amendment in Tuxedo Park (Ward 7) at multiple addresses, LOC2024-0064

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.24 hectares \pm (0.59 acres \pm) located at 3103, 3105, 3111, 3115, and 3119 Centre Street NW (Plan 2617AG, Block 59, Lots 1 to 10) from Residential – Grade-Oriented Infill (R-CG) District and Direct Control (DC) District to Mixed Use – General (MU-1f3.7h23) District and Mixed Use – General (MU-1f5.5h42) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024
 DECEMBER 12:**

That Council give three readings to **Proposed Bylaw 28D2025** for the redesignation of 0.24 hectares \pm (0.59 acres \pm) located at 3103, 3105, 3111, 3115, and 3119 Centre Street NW (Plan 2617AG, Block 59, Lots 1 to 10) from Residential – Grade-Oriented Infill (R-CG) District and Direct Control (DC) District to Mixed Use – General (MU-1f3.7h23) District and Mixed Use – General (MU-1f5.5h42) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for grade-oriented residential development while maintaining flexibility for mixed-use development of up to six storeys in height to the north of the centre line of the adjacent lane and up to 12 storeys to the south of the centre line of the adjacent lane.
- The proposal would allow for an appropriate building form and set of uses along Centre Street N 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? The proposed Mixed Use – General Districts (MU-1f3.7h23 and MU-1f5.5h42) will allow for greater housing choices in the community and more efficient use of both existing infrastructure and nearby amenities, as well as future transit infrastructure (Green Line LRT alignment).
- Why does this matter? The proposal would enable additional housing and potential commercial opportunities that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this parcel.

DISCUSSION

This application, in the community of Tuxedo Park, was submitted by Casola Koppe Architects on behalf of the landowners, Vacuum Specialists (1985) Ltd, on 2024 February 29.

The application proposes redesignation of the subject site to the MU-1f3.7h23 District (north of the lane) and MU-1f5.5h42 District (south of the lane). As noted in the Applicant Submission

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(Attachment 2), two different height modifiers are being proposed to align with the policies from the *North Hill Communities LAP*.

The site is approximately 0.24 hectares (0.59 acres) in size and is located between 30 Avenue NW and 31 Avenue NW on Centre Street N, which is identified as an Urban Main Street on the MDP. This application proposes to redesignate five parcels. Four of these parcels are vacant, while the southern parcel is occupied by a commercial building. Centre Street N is part of the Primary Transit Network and is serviced by Bus Rapid Transit (BRT), and approximately 200 metres (a three-minute walk) away from the future 28 Avenue NW Green Line LRT Station.

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 contacted the Tuxedo Park Community Association, delivered flyers to nearby residents, and hosted one online engagement session and one in person open house where residents could sign up to receive an e-newsletter about the project. The Applicant Outreach Summary (Attachment 3) provides more details about the engagement strategy and what changes were made based on the input received.

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.

A total of 10 letters of support have been received at the time of writing this report. These letters mentioned that this application would allow for development of vacant land and more housing options and local businesses in proximity to transit, as well as the alignment with the LAP.

A total of 11 letters of opposition have been received at the time of writing this report. These letters identified concerns about the number of units, and negative impacts on shadowing, privacy, vehicle and pedestrian traffic, and parking, including lack of above ground parking and loading dock for the proposed commercial uses.

The Tuxedo Park Community Association was circulated and has provided comments (Attachment 4).

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Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, number of units and on-site parking will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for a 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 MU-1 Districts would allow for a wider range of housing types than the existing land use districts and will better accommodate the housing needs of different age groups, lifestyles and demographics. The option for developments to include local commercial uses at grade may provide for additional community vitality and activity along an Urban Main Street.

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 are being explored and encouraged through the development permit application.

Economic

The proposed land use amendment would enable the development of both residential dwelling units and commercial uses. This would provide increased housing options while supporting local business and employment opportunities within Tuxedo Park and surrounding communities.

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
5. **Proposed Bylaw 28D2025**
6. **CPC Member Comments**
7. **Public Submissions**

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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform