

**POLICY AMENDMENT AND LAND USE AMENDMENT  
TUXEDO PARK (WARD 9)  
EAST OF CENTRE STREET N AND NORTH OF 24 AVENUE NE  
BYLAWS 61P2017 AND 326D2017**

**MAP 27C**

**EXECUTIVE SUMMARY**

This application proposes to redesignate two parcels of land in the Community of Tuxedo Park from DC Direct Control District and Commercial – Corridor 2 (C-COR2 f1h10) District to Mixed Use – Active Frontage (MU-2 f4h23) District to allow for medium density mixed-use development.

An amendment to the North Hill Area Redevelopment Plan (ARP) is required to accommodate this redesignation application.

**PREVIOUS COUNCIL DIRECTION**

None.

**ADMINISTRATION RECOMMENDATION(S)**

2017 August 24

That Calgary Planning Commission recommend **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 61P2017 and 326D2017; 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 61P2017.
3. **ADOPT** the proposed redesignation of 0.25 hectares ± (0.62 acres ±) located at 2510 and 2520 Centre Street NE (Plan 2617AG, Block 5, Lots 17 to 26) from DC Direct Control District and Commercial – Corridor 2 f1.0h10 (C-COR2 f1.0h10) District **to** Mixed Use – Active Frontage (MU-2 f4.0h23) District, in accordance with Administration's recommendation; and
4. Give three readings to the proposed Bylaw 326D2017.

**POLICY AMENDMENT AND LAND USE AMENDMENT  
TUXEDO PARK (WARD 9)  
EAST OF CENTRE STREET N AND NORTH OF 24 AVENUE NE  
BYLAWS 61P2017 AND 326D2017**

**MAP 27C**

---

**REASON(S) FOR RECOMMENDATION:**

The proposal is conforms to the policies of the Municipal Development Plan and Calgary Transportation Plan regarding land use intensification along the Centre Street *Urban Corridor*. In addition, the height and intensity of the proposed land use district provide for development that has the ability to meet the objectives of the North Hill Area Redevelopment Plan, and that appropriately responds to its context within the neighbourhood.

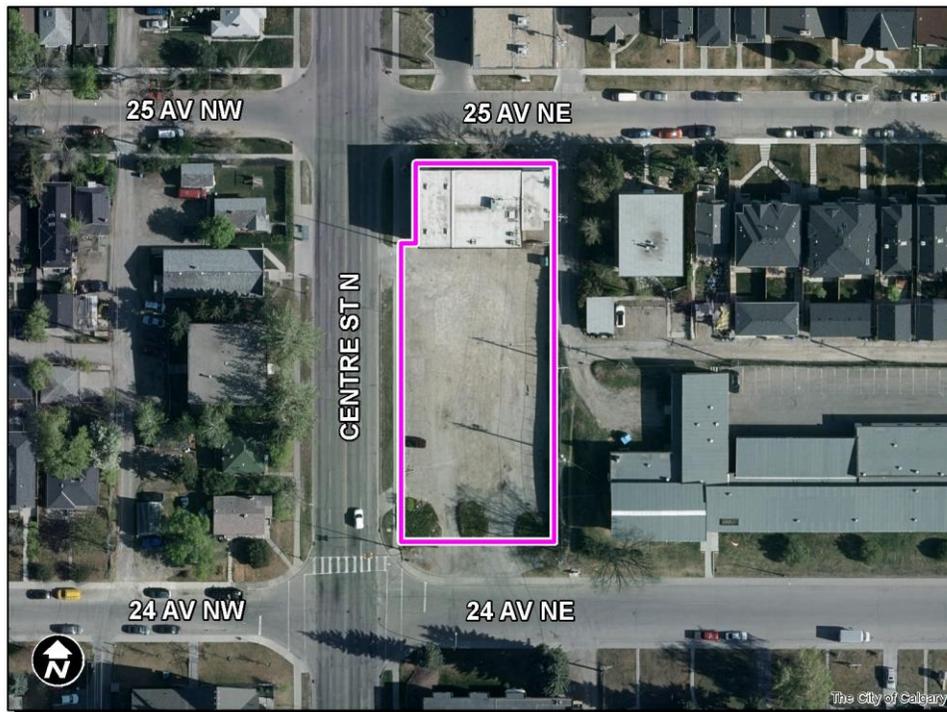
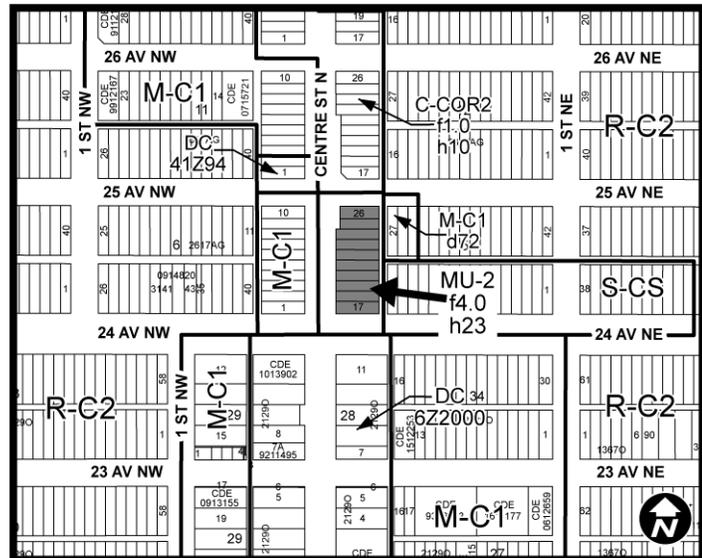
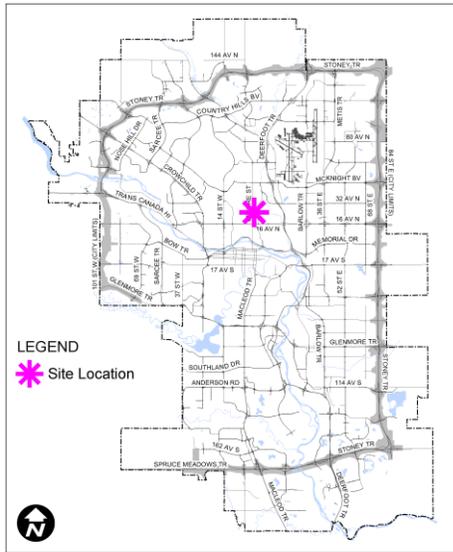
**ATTACHMENTS**

1. Proposed Bylaw 61P2017
2. Proposed Bylaw 326D2017

POLICY AMENDMENT AND LAND USE AMENDMENT  
 TUXEDO PARK (WARD 9)  
 EAST OF CENTRE STREET N AND NORTH OF 24 AVENUE NE  
 BYLAWS 61P2017 AND 326D2017

MAP 27C

LOCATION MAPS



POLICY AMENDMENT AND LAND USE AMENDMENT  
TUXEDO PARK (WARD 9)  
EAST OF CENTRE STREET N AND NORTH OF 24 AVENUE NE  
BYLAWS 61P2017 AND 326D2017

MAP 27C

**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: G.-C. Carra**

**Carried: 6 – 0**

2. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.25 hectares  $\pm$  (0.62 acres  $\pm$ ) located at 2510 and 2520 Centre Street NE (Plan 2617AG, Block 5, Lots 17 to 26) from DC Direct Control District and Commercial – Corridor 2 f1.0h10 (C-COR2 f1.0h10) District to Mixed Use – Active Frontage (MU-2 f4.0h23) District.

**Moved by: G.-C. Carra**

**Carried: 6 – 0**

**POLICY AMENDMENT AND LAND USE AMENDMENT  
TUXEDO PARK (WARD 9)  
EAST OF CENTRE STREET N AND NORTH OF 24 AVENUE NE  
BYLAWS 61P2017 AND 326D2017**

**MAP 27C**

**Applicant:**

Manu Chugh Architect

**Landowner:**

Macro Realty & Management Ltd  
Tuxedo Cycle & Sports Ltd

**PLANNING EVALUATION**

**SITE CONTEXT**

The site consists of two parcels located on the east side of Centre Street N between 24 Avenue NE and 25 Avenue NE. The southern parcel is currently vacant and is used for parking. The northern parcel is occupied by a two storey commercial building. The site is within 400 metres of the future Green Line LRT Station at 28 Avenue. High frequency transit currently serves Centre Street N.

Small scale commercial developments are located to the north and south of the site. To the west, across Centre Street N are a mix of single detached dwellings, multi-residential development and a place of worship. To the east of the subject site is a three storey multi-residential development and a private school. A land use of a similar height and density was recently recommended for approval by Calgary Planning Commission a block north of the subject site. Other development of comparable height and density can be found to the south along both sides of Centre Street. Centre Street is identified as an *Urban Corridor* under the MDP where land use intensification is envisioned.

**LAND USE DISTRICTS**

The proposed Mixed Use – Active Frontage (MU-2f4.0h23) District is to be located along commercial streets and requires active commercial uses facing the commercial street to promote activity at the street level. While the MU-2 District requires both commercial and residential uses in the same building, flexibility is provided regarding the size of individual uses while supporting street orientation with specific building design standards. Development within the MU-2 District is also intended to respond to local area context by establishing maximum building height for individual parcels and includes rules regarding the interface with lower density residential districts.

The proposed land use district is appropriate as it recognizes the site context and responds to the objectives to intensify land uses along the Centre Street *Urban Corridor* and the proximity to the future Green Line Station at 28 Avenue NE.

**POLICY AMENDMENT AND LAND USE AMENDMENT  
TUXEDO PARK (WARD 9)  
EAST OF CENTRE STREET N AND NORTH OF 24 AVENUE NE  
BYLAWS 61P2017 AND 326D2017**

**MAP 27C**

## **LEGISLATION & POLICY**

### Municipal Development Plan (MDP)

The Municipal Development Plan (MDP) aims to shape a more compact urban form and directs a greater share of new growth to be focused in Activity Centres and Corridors in a manner that:

- Creates a compact, mixed-use, high-quality urban development.
- Concentrates jobs and people in areas well served by primary transit service.
- Provides a mix of employment, residential, retail and service uses that support the needs of adjacent communities.
- Creates an urban environment and streets that promote walkability and local connectivity.
- Ensures transitions in development intensity between low density residential areas and more intensive multi-unit residential or commercial areas.

The above noted policy objectives of the MDP are able to be met through the proposed land use district.

The subject site is located within the *Urban Corridor* typology as identified on Map 1 of the MDP. The *Urban Corridor* 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 population. The proposed land use designation supports the build-out of this typology on Centre Street.

### North Hill Area Redevelopment Plan (ARP)

The North Hill ARP identifies Centre Street as the 'main street' for the Tuxedo Community, serving as the centre of commercial activity and providing area residents with a wide variety of goods and services. The ARP encourages appropriate land use intensification along Centre Street so it can develop into a more compact, mixed use environment that supports a wide variety of residential, commercial and transit supportive uses, while ensuring a form and character compatible with adjacent development.

The ARP also identifies the subject site for future Medium Density Multi Dwelling and/or Local Commercial development. Although the ARP currently restricts building height to 3 stories (approximately 14 metres) in this location, a minor ARP amendment has been proposed to accommodate the increased height as the proposed MU-2 District is compatible with objectives of the ARP land use policies.

## **TRANSPORTATION NETWORKS**

The site is within 400 metres of the future Green Line LRT station at 28 Avenue N and is therefore considered to be within a Transit Oriented Development area. The site also has access to the Primary Transit Network on Centre Street with two Calgary Transit stops (Route 3) located within 100 metres of the site.

**POLICY AMENDMENT AND LAND USE AMENDMENT  
TUXEDO PARK (WARD 9)  
EAST OF CENTRE STREET N AND NORTH OF 24 AVENUE NE  
BYLAWS 61P2017 AND 326D2017**

**MAP 27C**

---

The Calgary Transportation Plan supports increased densities in the Developed Area and along the Primary Transit Network where medium and higher density, mixed use development is best able to optimize the use of transportation infrastructure.

A combined transportation impact assessment and parking review was completed in support of the proposed land-use amendment. The TIA confirms that the proposed amendment can be accommodated by the area transportation network. The parking review suggested that required parking will be provided on site. The parking review included a survey of available on-street parking within a block of the site and it was observed that street parking is utilized to approximately 35-40 percent (consistently from 9 AM to 8 PM on a typical weekday).

Pedestrian access to the site is available from Centre Street N and 24 Avenue NE. Vehicular access is available from the 'L-shaped' lane to the east of the site which ties 25 Avenue to 1 Street NE. It was noted that the lane extends the entire length of the east boundary from a legal perspective, but that physical access may not be possible due to topography. Direct access to 24 Avenue NE (adjacent the legal lane) is also possible. Parking and transportation matters will be further examined through the development permit review.

### **UTILITIES & SERVICING**

Water, sanitary and storm sewer are available to service proposed development at this site. At the Development Permit stage, a Sanitary Servicing Study will be required if the proposed density over 55 persons/ha or the proposed peak wet flow exceeds 1 L/s.

### **ENVIRONMENTAL ISSUES**

The application was reviewed by the Environmental & Safety Management group at the City of Calgary and no environmental issues were identified.

### **ENVIRONMENTAL SUSTAINABILITY**

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

### **GROWTH MANAGEMENT**

No Growth Management concerns.

**POLICY AMENDMENT AND LAND USE AMENDMENT  
TUXEDO PARK (WARD 9)  
EAST OF CENTRE STREET N AND NORTH OF 24 AVENUE NE  
BYLAWS 61P2017 AND 326D2017**

---

**MAP 27C**

**PUBLIC ENGAGEMENT**

**Community Association Comments**

The Tuxedo Park Community Association (CA) was circulated and is in support of the proposed land use redesignation. The CA did indicate that they feel they have some concern with the overall parking for the businesses on Centre Street in close proximity to this location.

**Citizen Comments**

One letter was received from the adjacent residents in opposition to the application. The letters expressed the following concerns:

- Difficulty with rear access;
- Potential water table issues;
- Ability to fill both commercial and residential units; and
- Parking issues.

**Public Meetings**

None.

**POLICY AMENDMENT AND LAND USE AMENDMENT  
TUXEDO PARK (WARD 9)  
EAST OF CENTRE STREET N AND NORTH OF 24 AVENUE NE  
BYLAWS 61P2017 AND 326D2017**

**MAP 27C**

---

**APPENDIX I**

**APPLICANT'S SUBMISSION**

On behalf of Mark Chen of Macro Reality and Management, I respectfully submit the subject Land Use Amendment application to re-designate the subject properties from a direct control (bylaw 23 Z 2007) district and C-COR2 to MU-2 f 4.0 h 23.

The intent of the subject Land Use Designation is to provide additional density and building height to the current Land Use Designation. The current designations allow for a mixed use building with lower height and density (maximum 12 metres). The proposed Land Use Re-designation would allow for larger and taller mixed use building that would be in keeping with the new mixed use buildings being constructed/developed along Centre Street (north of 20<sup>th</sup> Avenue NW/NE) with the main floor for commercial uses and residential units on the upper floors.

With higher density already approved on Centre Street and with the future (green line) North L.R.T. and higher density encouraged along major transportation corridors, this parcel is well suited for the proposed re-designation to allow for higher and best use possible and more importantly appropriate for the area.

The requested land use amendment meets the goals of North Hill Area Redevelopment Plan. In the future changes will be made to the ARP that will meet the objectives of Transit oriented Development along the future Green Line North LRT.

POLICY AMENDMENT AND LAND USE AMENDMENT  
TUXEDO PARK (WARD 9)  
EAST OF CENTRE STREET N AND NORTH OF 24 AVENUE NE  
BYLAWS 61P2017 AND 326D2017

MAP 27C

---

APPENDIX II

PROPOSED AMENDMENT TO THE NORTH HILL  
AREA REDEVELOPMENT PLAN

- (a) Under Section 4.4.3 Policies, under Policy 23 at the end of the paragraph, add the following text:

“For the sites at 2510 and 2520 Centre Street NE, a maximum building height of 23 metres may be considered appropriate.”