

**Planning & Development Report to
Calgary Planning Commission
2018 August 23**

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CPC2018-0982
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Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 121 – 18 Avenue NW, LOC2018-0092

EXECUTIVE SUMMARY

This application was submitted by the Pai Yuin Tang Buddhist Congregation, who are also the landowners of the subject lands, on 2018 April 24. The application proposes to change the designation of the subject site from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Low Profile (M-C1) District to allow for:

- a maximum building height of 14 metres (an increase from 10 metres);
- a maximum of four dwelling units (an increase from the current maximum of two dwelling units); and
- the permitted and discretionary uses listed in the proposed M-C1 District.

The subject parcel comprises one half of a larger site that contains an existing semi-detached dwelling. The applicant's intent is to keep the existing dwelling and convert it into a fourplex. A minor map amendment to the Mount Pleasant and Tuxedo portion of the *North Hill Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use redesignation.

The proposal conforms to the ARP as amended and is in keeping with applicable policies of the *Municipal Development Plan*.

No development permit has been submitted at this time.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. ADOPT, by bylaw, the proposed amendments to the North Hill Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw.
3. ADOPT by bylaw the proposed redesignation of 0.03 hectares ± (0.07 acres ±) located at 121 – 18 Avenue NW (Plan 21290, Block 9, Lot 28) from Residential – Contextual One/Two Dwelling (R-C2) District to Multi-Residential – Contextual Low Profile (M-C1) District; and
4. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

The subject parcel comprises the western portion of a larger site (the eastern portion is located on 119 – 18 Avenue NW and is already designated M-C1). The application was submitted by the Pai Yuin Tang Buddhist Congregation who also own 119 – 18 Avenue NW. The parcel is

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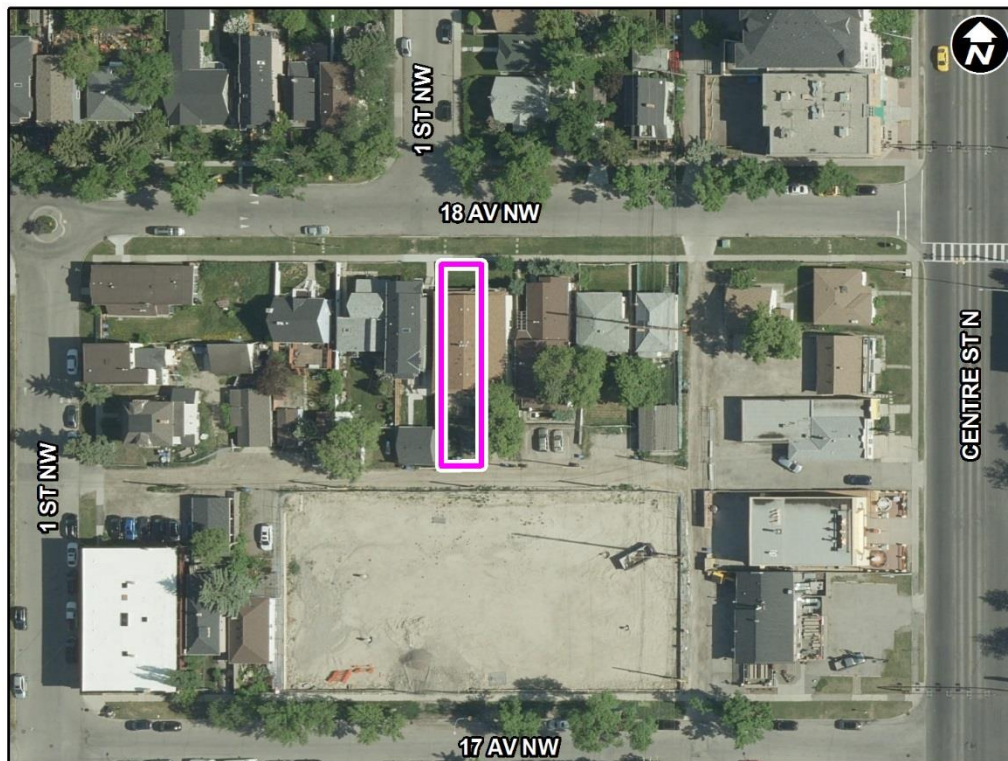
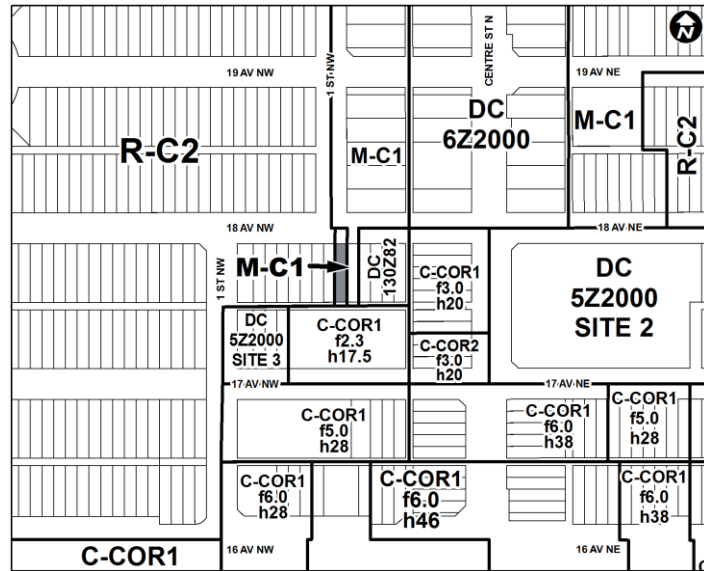
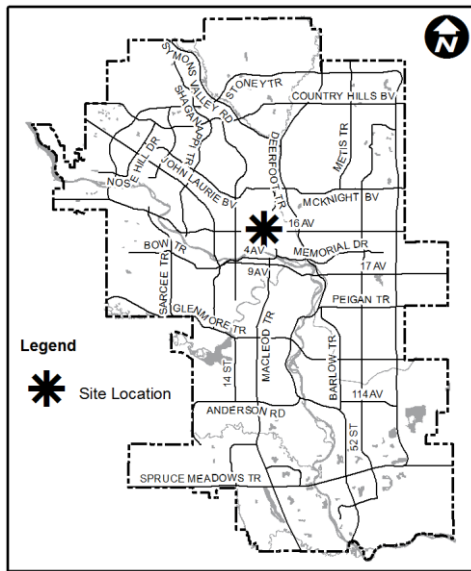
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located in the community of Tuxedo Park, south of 18 Avenue NW and west of Centre Street N. Tuxedo Park is subject to policies of the *North Hill Area Redevelopment Plan* which provides direction in relation to future redevelopment of Capitol Hill, Tuxedo Park and Mount Pleasant.

Although a development permit has not been submitted, as stated in the Applicant's Submission (Attachment 1) the intent of the land use amendment application is to enable the landowner to convert the existing semi-detached dwelling located on site into a fourplex.

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Location Maps



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Site Context

The subject parcel is approximately 0.03 hectares in size with approximate dimensions of 7.5 metres by 36 metres. The parcel is developed with one half of a two-storey semi-detached dwelling. A rear lane exists to the south of the parcel.

Land use in this area is a mixture of residential and commercial uses with Residential – Contextual One / Two Dwelling (R-C2) District, Multi-Residential – Contextual Low Profile (M-C1) District, Commercial – Corridor 1 (C-COR1) District and Direct Control Districts included in the immediately surrounding land uses. Surrounding development is characterized by a mix of single and semi-detached dwellings, multi-residential developments and commercial developments.

As identified in *Figure 1*, the community of Tuxedo Park has seen a slight population decline over the last several years having reached its population peak in 2015.

Figure 1: Community Peak Population

Tuxedo Park	
Peak Population Year	2015
Peak Population	5,119
2017 Current Population	4,983
Difference in Population (Number)	-136
Difference in Population (Percent)	-3%

Source: The City of Calgary 2017 Civic Census

Additional demographic and socio-economic information may be obtained online through the [Tuxedo Park](#) community profile.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal allows for a range of building types that have the ability to be compatible with the established building form of the existing neighbourhood. Though a minor amendment to the *North Hill Area Redevelopment Plan* is required, the proposal generally meets the objectives of applicable policies as discussed in the Strategic Alignment of this report.

Planning Considerations

Land Use

The existing Residential – Contextual One / Two Dwelling (R-C2) District is a residential designation in developed areas that is primarily for single detached, semi-detached and duplex dwellings. Single detached dwellings may include a secondary suite. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units.

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The proposed Multi-Residential – Contextual Low Profile (M-C1) District is a designation that provides for Multi-residential Development of low height and medium density, and is intended to be in close proximity or adjacent to low density residential development. It allows for a maximum building height of 14 metres and a maximum density of 148 units per hectare (4 dwelling units).

The M-C1 District also allows for a range of housing forms such as Multi-residential, Single Detached, Semi-detached and Duplex Dwellings. Backyard Suite are also allowable when the parcel contains a low density residential use.

The proposed land use amendment will bring the western portion of the overall site into conformity with the eastern portion and will enable the Owner to pursue the conversion of the existing dwelling into a fourplex.

Development and Site Design

At this time no are no plans to redevelop the site. This land use amendment is intended to accommodate a retrofit of the existing building. However, any future redevelopment of the site will be guided by the rules of the M-C1 District.

Transportation Networks

The subject site is located in close proximity to transit stops for several bus routes on both Centre Street N and 16 Avenue NW. Both streets are part of the primary transit network. Vehicular access is available from the rear lane. Parking is currently accommodated via a parking pad located in the rear yard. A Traffic Impact Assessment was not required as part of this application.

Utilities and Servicing

Water, sanitary and storm sewer mains are available and can accommodate the potential redevelopment of the subject site without the need for off-site improvements at this time. Individual servicing connections as well as appropriate stormwater management will be considered and reviewed at development permit stage.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent land owners and the application was advertised on-line. No public meetings were held by the applicant or Administration for this application.

Administration did not receive comments from the Tuxedo Park Community Association by the Calgary Planning Commission report submission date.

No citizens' comments were received by the Calgary Planning Commission report submission date.

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Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

Strategic Alignment

South Saskatchewan Regional Plan (Statutory 2014)

The site is located within the 'City, Town' area as identified on Schedule C: South Saskatchewan Regional Plan Map in the South Saskatchewan Regional Plan. While the SSRP makes no specific reference to this site, the proposal is consistent with policies on Land Use Patterns.

Municipal Development Plan (Statutory, 2009)

The subject parcel is located within the Residential - Developed - Inner City area of the *Municipal Development Plan* (MDP). The applicable MDP policies encourage redevelopment of inner-city communities that is similar in scale and built form to existing development, including a mix of housing such as townhouses and other multi-residential forms. The MDP also calls for a modest intensification of the inner city, an area serviced by existing infrastructure, public amenities and transit.

The proposal is in keeping with relevant MDP policies as the rules of the M-C1 District provide for development form that may be sensitive to existing residential development in terms of height, built form and density.

North Hill Area Redevelopment Plan (Statutory, 2000)

The subject site is located in the Low Density Residential area as identified on Map 2 of the *North Hill Area Redevelopment Plan* (ARP). The Low Density Residential area policies envision redevelopment in the form of detached, semi-detached, and duplex residential buildings consistent with the existing R-C2 District. These policies are intended to ensure continued stability in the community and encourage compatible infill development to support community renewal and vitality.

In order to accommodate the proposed application, a minor map amendment to the ARP is required (Attachment 2). This proposed amendment would identify the site as "Medium Density Multi-Dwelling". The proposed amendments to the ARP are deemed appropriate given the intent of the application and contextual nature of the proposed M-C1 District.

Location Criteria for Multi-Residential Infill (Non-statutory – 2014)

These criteria are not meant to be applied in an absolute sense, but are used in conjunction with other relevant planning policy, such as the MDP or local area policy plans, to assist in determining the appropriateness of an application in the local context.

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The subject parcel meets the majority of the location criteria such as proximity to other multi-unit developments and proximity to the primary transit network. Further, the site has lane access and is located approximately 150 metres from a green space.

The site does not satisfy the criteria of being located on a corner parcel and does not front onto a collector or higher standard roadway, although Centre Street is less than a block east of the subject site.

Social, Environmental, Economic (External)

The recommended land use allows for wider range of housing types than the existing R-C2 District and as such, the proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics.

An Environmental Site Assessment was not required for this application.

Financial Capacity

Current and Future Operating Budget:

There are no known impacts to the current and future operating budgets at this time.

Current and Future Capital Budget:

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposal conforms to the *North Hill Area Redevelopment Plan*, as amended, and is in keeping with applicable policies of the *Municipal Development Plan*. The proposed M-C1 District is intended for parcels in proximity to or directly adjacent to low density residential development. The proposal represents a modest increase in density for this inner city parcel of land and brings the western portion of the overall site and existing building into conformity with the eastern portion. In addition, the subject parcel is located within walking distance of several transit stops, is in proximity to non-residential and multi-residential development, and has direct lane access.

ATTACHMENT(S)

1. Applicant's Submission
2. Proposed Amendment to the North Hill Area Redevelopment Plan