

**Planning & Development Report to  
Calgary Planning Commission  
2018 November 01**

**ISC: UNRESTRICTED  
CPC2018-1233  
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**Land Use Amendment in Tuxedo Park (Ward 7) at 140 – 18 Avenue NE,  
LOC2018-0189**

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**EXECUTIVE SUMMARY**

This application was submitted by Kelvin Hamilton Architecture on 2018 August 21 on behalf of the landowner Handa Ni. 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:

- multi-residential development;
- a maximum building height of 14 metres;
- a maximum density of 148 units per hectare; and
- other listed uses in the M-C1 district.

The proposal aligns with the applicable policies of the *North Hill Area Redevelopment Plan* and the *Municipal Development Plan*.

**ADMINISTRATION RECOMMENDATION:**

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares ± (0.13 acres ±) located at 140 – 18 Avenue NE (Plan 2129O, Block 11, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Multi-Residential – Contextual Low Profile (M-C1) District; and
2. Give three readings to the proposed bylaw.

**PREVIOUS COUNCIL DIRECTION / POLICY**

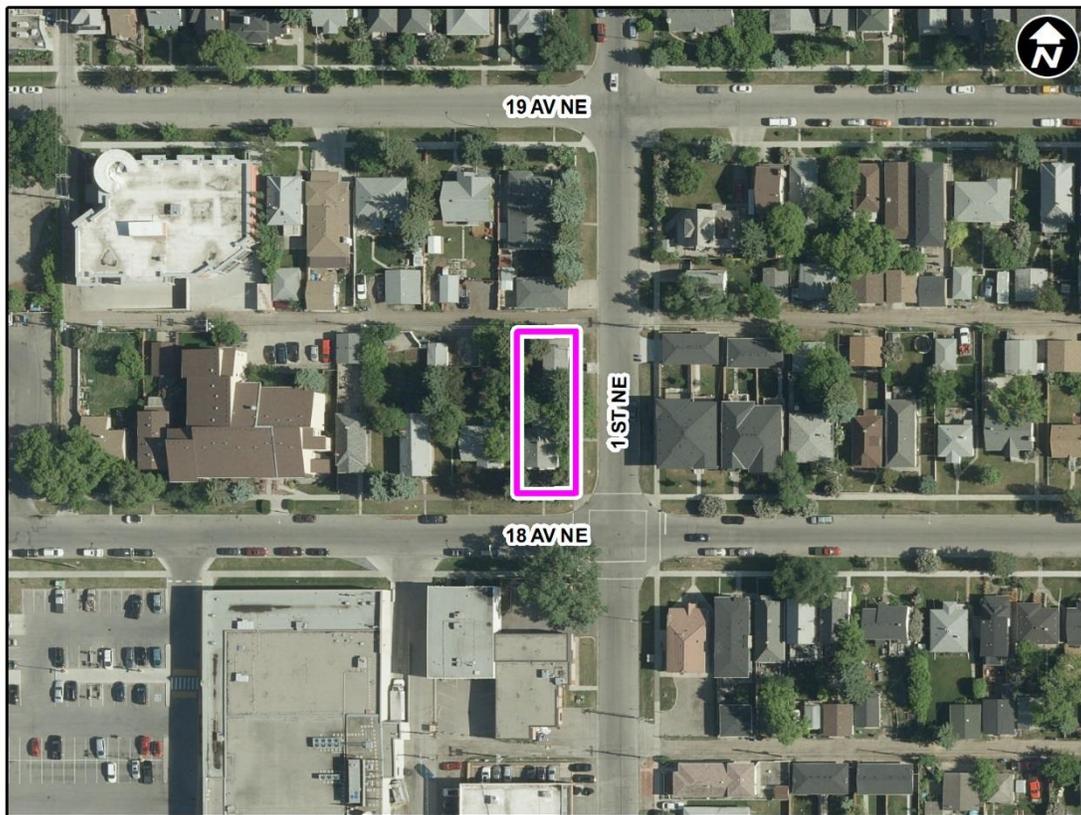
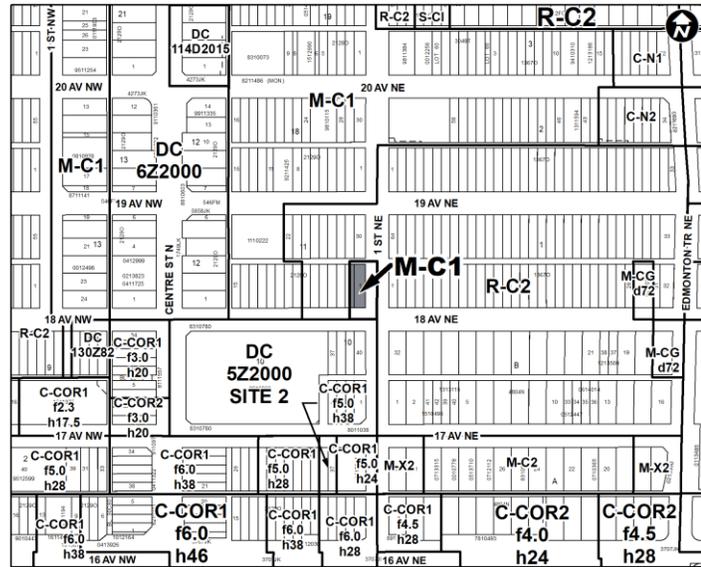
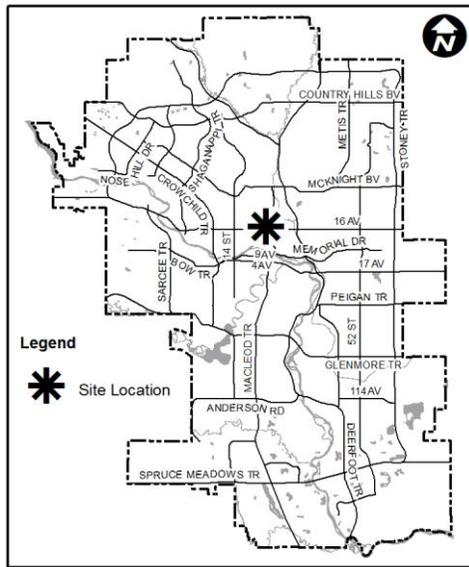
None.

**BACKGROUND**

This land use amendment application was submitted by Kelvin Hamilton Architecture on 2018 August 21 on behalf of the landowner Handa Ni (Attachment 1). The subject parcel is located in the community of Tuxedo Park, north of 16 Avenue North and east of Centre Street North. The site is currently developed with a single detached dwelling and no development permit for multi-residential has been submitted at this time.

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Location Maps



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### Site Context

The subject site is approximately 13.83 metres by 38.12 metres and currently developed with a single detached dwelling. The parcel is located in an area of the community which has a mix of uses including commercial, multi-residential, and low-density residential developments. The site is directly adjacent to other R-C2 parcels to the north, west and east and a parcel designated Commercial – Corridor 1 (C-COR1) District to the south.

Located approximately 150 metres from Centre Street North and 300 metres from 16 Avenue NE the site is well serviced by public transit. Centre Street is the location of the future Green Line northern alignment and a station is proposed at Centre Street and 16 Avenue. The site is also located 300 metres from Munro Park which is a large public open space with a soccer field, ball diamond, and playground.

As identified in *Figure 1*, Tuxedo Park reached its peak population in 2015 and has experienced a slight decline since then.

*Figure 1: Community Peak Population*

<b>Tuxedo Park</b>	
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

This proposal involves the redesignation of a single residential parcel to allow for multi-residential development. The applicant has proposed the M-C1 district as it aligns with the North Hill Area Redevelopment Plan and allows for the desired built form.

### Planning Considerations

#### *Land Use*

This application is to redesignate the site from the existing R-C2 to M-C1. The existing R-C2 land use district allows for low density residential development to a maximum of two units. The proposed M-C1 district allows for multi-residential development in a variety of forms. The district is intended to apply to the developed area and be in close proximity or adjacent to low density residential development. The M-C1 district contains rules for development which allows for varied building height and front setbacks in a manner that reflects the immediate context. These

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rules would be evaluated and enforced at the development permit stage at the discretion of the development authority.

### ***Development and Site Design***

No development permit application has been submitted at this time. The proposed land use district would allow for the development of approximately 8 units on the subject parcel. Site design elements, such as parking, will be determined at time of development permit.

### ***Environmental***

An Environmental Site Assessment was not required.

### ***Transportation***

The subject site is located approximately 300 metres from a primary transit stop on Centre Street North and 400 metres from a future Green Line LRT station which will be located near the intersection of Centre Street North and 16 Avenue North. The site can be accessed by foot from 18 Avenue NE and by vehicle from a rear lane. On-street parking is available on 18 Avenue and 1 Street NE.

In 2017, Council approved the full alignment of the Green Line Light Rail Transit (LRT). The northern alignment will run down Centre Street and will include a station at the intersection of Centre Street and 16 Avenue. The Green Line will provide efficient transit service and connections to destinations throughout the city.

A full transportation analysis, including a review of site access and parking, will be completed at development permit stage.

### ***Utilities and Servicing***

Water, sanitary, and storm connections are available from 18 Avenue NE. Enmax servicing is provided from the lane. Specific on and off site improvements required to accommodate a redevelopment of the site will be considered and reviewed at the development permit stage.

### **Stakeholder Engagement, Research and Communication**

Following the standard circulation process, this application was circulated to external stakeholders and notice posted on site. In addition, notification letters were sent to adjacent land owners and the application was advertised online.

In response to the notifications, administration received two letters in opposition of the application and no letters in support. The letters in opposition highlighted concerns regarding increased traffic and parking congestion and suggested that the proposed development would not align with the surrounding context. One of the letters in opposition contained the signatures of eight residents.

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The Tuxedo Park Community Association provided a brief letter of objection to this proposal (Attachment 2). The community association expressed concerns about the proposed increase in size of any future development if the land use were to be approved.

The applicant engaged the Tuxedo Park Community Association (CA) and the adjacent neighbours in advance of this application through email correspondence. The applicant also went door to door to discuss the proposed land use change with adjacent neighbours who were available.

### **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 (SSRP)*. The SSRP makes no specific reference to this site. The land use proposal is consistent with the SSRP policies including the Land Use Patterns policies (subsection 8.14).

#### ***Municipal Development Plan (Statutory, 2009)***

The subject parcel is located within the Developed Inner City Residential Area of the Municipal Development Plan (MDP). The Developed Inner City Residential Area is supportive of moderate intensification in a form and nature that respects the scale and character of the neighbourhood. In general, the MDP policies encourage redevelopment in the inner city areas that is similar in scale and built form to existing development, and that contributes to a greater housing mix overall. The MDP also encourages higher residential densities in areas that are well serviced by existing infrastructure, public amenities, and transit.

The proposed M-C1 District allows for development that is sensitive to the existing context and meets relevant policies of the MDP. The subject site is located on a corner parcel, adjacent to low density and commercial development, and is in close proximity to public transit, public open space, and commercial uses meeting many MDP objectives.

Centre Street North is identified as an Urban Main Street in the MDP. Development opportunities within Main Streets relate to their existing role as retail streets and their potential to become places for urban intensification along the Primary Transit Network. Urban Main Streets provide for a high level of residential and employment intensification along an Urban Boulevard street type. The proposed land use redesignation aligns with the objectives of residential intensification along Main Streets.

In 2017, Council approved a Main Street Implementation Plan which identified Centre Street North, North of 16 avenue, as a priority urban main street. Nine out of 33 MDP main streets were chosen as areas for priority streets for implementation.

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***North Hill Area Redevelopment Plan (Statutory, 2000)***

The North Hill ARP supports residential intensification through renovation, redevelopment, conversion, and infill that is sensitive to the existing neighbourhood fabric. The plan encourages a variety of housing forms that accommodate different age groups, household types, and income levels. The policies of the ARP encourage redevelopment that is contextually sensitive to the existing character of the community.

In the ARP, the subject site is identified as “Low Density Residential or Medium Density Multi Dwelling”. The Medium Density Multi dwelling policies are intended to provide for a range of housing options including low profile multi-unit development. The preferred building form in these should have a height of three storeys, direct access to grade, and a density in the range of 75 units per hectare.

The proposed M-C1 land use aligns with the Medium Density Multi Dwelling land use classification which allows for development of up to three storeys. There are many policies within this plan that will apply at the development permit stage.

The North Hill Area Redevelopment Plan is currently under review by Administration. A full update to the local area plan is anticipated by Q4 2019.

**Social, Environmental, Economic (External)**

This proposal will allow for additional residential intensity which will facilitate a more compact urban form that makes efficient use of land and existing infrastructure. Increased residential density along Centre Street will support the future Green Line northern expansion. The proposed land use district also encourages creation housing diversity and housing options for the citizens of Calgary.

**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 there are no growth management concerns at this time.

**Risk Assessment**

There are no significant risks associated with this proposal.

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**REASON(S) FOR RECOMMENDATION(S):**

The proposed land use amendment aligns with the direction of the North Hill Area Redevelopment Plan and the Municipal Development Plan. The M-C1 land use is contextually sensitive and will allow for greater housing diversity in the community and promote more efficient use of existing infrastructure. The subject site is in close proximity of the primary transit network, services and amenities, public open space, and the future northern alignment of the Green Line.

**ATTACHMENT(S)**

1. Applicant Submission
2. Community Association Letter