

Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 2620 Centre Street NE, LOC2018-0039

EXECUTIVE SUMMARY

This application was submitted by Mediated Solutions on 2018 February 22 on behalf of the landowner, M & Ryan Holding Ltd. This redesignation application proposes to change the designation of this property from Mixed Use – Active Frontage (MU-2f3.0h20) District to Mixed Use – Active Frontage (MU-2f3.7h26) District to allow for:

- a maximum building height of 26 metres (an increase from the current maximum of 20 metres)
- a maximum building floor area of approximately 3,600 square metres (an increase from the current maximum of approximately 3,100 square metres), based on a building floor to parcel area ratio (FAR) of 3.7

A minor textual amendment to the North Hill Area Redevelopment Plan is required to accommodate the proposed land use redesignation. The proposal is in conformance with the Area Redevelopment Plan as amended and with applicable policies of the Municipal Development Plan. A development permit application (DP2017-4750) for a mixed use building with active frontages has also been submitted.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed amendment 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 0.10 hectares ± (0.25 acres ±) located at 2620 Centre Street NE (Plan 2617AG, Block 12, Lots 23 to 26) from Mixed Use – Active Frontage (MU-2f3.0h20) District to Mixed Use – Active Frontage (MU-2f3.7h26) District; and
4. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

In 2017 July 3, Council adopted an amendment to the *Land Use Bylaw* (Bylaw 234D2017) to change the designation of the subject property from C-COR2 f1.0h10 to MU-2f3.0h20. This land use amendment allowed for a mixed use building with active frontages. Accompanied with the

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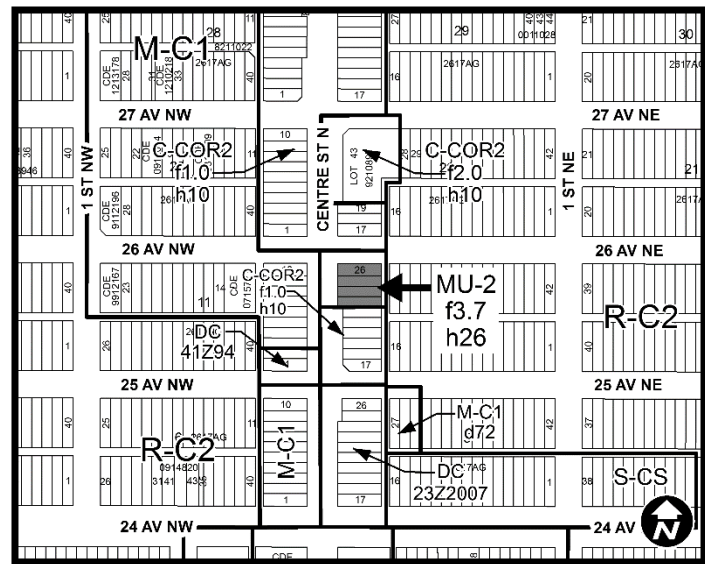
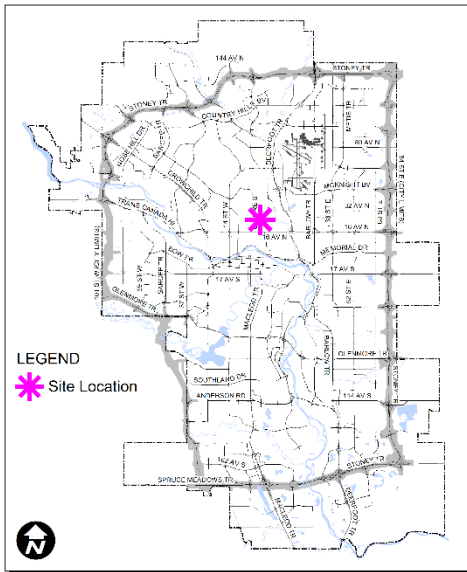
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changes to the *Land Use Bylaw*, a minor amendment to the Area Redevelopment Plan (Bylaw 36P2017) was adopted to allow for a height of 20 metres.

Subsequently, a development permit application (DP2017-4750) was submitted for a six storey mixed use building that contains active retail uses with residential dwellings located on the second to sixth storey as outlined by Attachment 4. Through Administration's review of the development permit, it was recognized that a Land Use Bylaw amendment would be required to facilitate the proposed building. A minor increase in the floor area ratio and height of the existing designation would enable the current development permit application to move forward through the review process. In addition, a minor amendment to the North Hill Area Redevelopment Plan is required to increase the maximum height from 20 metres to 26 metres.

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Location Maps



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Site Context

The subject site is located on the east side of Centre Street at 26 Avenue NE. The site is within 300 metres of the future Green Line LRT Station at 28 Avenue and Centre Street N and high frequency transit currently serves the area. Small scale commercial developments are located to the north and south of the site. Several residential dwellings are located across Centre Street to the west and across the rear lane to the east. The site's total area is approximately 0.10 hectares \pm (0.25 acres \pm) in size, and it is predominantly flat. A demolition permit was approved in May of 2017 and the site is now vacant.

As identified in *Figure 1*, the community of Tuxedo Park reached its peak population in 2015 and has declined since.

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 Census

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposed redesignation would maintain the planned function of this parcel to allow for a mix of commercial and residential uses while allowing for increased density that more efficiently utilizes the land. Further analysis on how this proposal aligns with applicable City policies is provided in the following *Strategic Alignment* section of this report.

Planning Considerations

Land Use

The existing land use designation is Mixed Use – Active Frontage (MU-2f3.0h20) District. The proposed Mixed Use – Active Frontage (MU-2f3.7h26) District is intended to be located along commercial streets and requires active commercial uses facing the street. This application proposes a minor increase in floor area ratio and height which would enable a small increase in density compared to the existing land use designation.

While the MU-2 District requires both commercial and residential uses in the same building, the District provides flexibility 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 and density

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for individual parcels and includes rules regarding the interface with lower density residential districts. The proposed height increase is limited by the required step backs from low density residential lands allowing a transitional building height to the lands east of the site. The proposed land use district and increase in floor area ratio and height is appropriate as it recognizes the site context and intensifies land uses along the Centre Street Urban Corridor and the future Green Line Station at 28 Avenue NE.

Development and Site Design

The future development should accommodate commercial and residential uses in street-oriented buildings that provide for active frontages along Centre Street N. Consideration should be given to the neighbouring lots to the east, providing for a massing that lowers in scale as it approaches the east property line. Future Green Line improvements will be accommodated through Land Use Bylaw Right-of-Way setbacks which will affect the interim streetscape and building setback.

Environmental

There are no noteworthy environmental features on this site, and an Environmental Site Assessment was not required for this application.

Transportation Networks

The site is located at the corner of Centre Street N and 26 Avenue NE, approximately 300 metres from the future 28 Avenue North Green Line Light Rail Transit station. Currently, Bus Rapid Transit services the area and is within walking distance of the site (50 metres). Due to the minor increase in density, the application does not trigger improvements to the street network, however, improvements to the network will be required as part of Green Line construction. This includes widening of the existing right-of-way on Centre Street N. The proposed development permit for the site accommodates this widening.

Utilities and Servicing

Water, sanitary and storm sewer mains are available to service the site and can accommodate the proposed additional density without the need for off-site improvements at this time. The specific servicing arrangements will be discussed and reviewed in detail through the development permit process.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant external stakeholders and notice was posted on-site. In addition, notification letters were sent to adjacent land owners and the application was advertised online.

The Tuxedo Park Community Association has no objection (Attachment 3) to the land use amendment application. No citizen comments were received by the report submission date.

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No public meetings were held by the Applicant or Administration. Following this Calgary Planning Commission meeting, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. Both the 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 (SSRP)*. 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 site is located within the Urban Main Street typology as identified on Map 1 of the *Municipal Development Plan*. The Urban Main Street should contain a broad range of employment, commercial and retail uses as well as housing to accommodate a diverse range of population. Specifically, Urban Main Streets should:

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

The application supports the overarching objectives of the MDP and is in keeping with applicable MDP policies.

North Hill Area Redevelopment Plan (Statutory – 2000)

The subject site is located within the boundaries of the *North Hill Area Redevelopment Plan*. This Area Redevelopment Plan was approved in 2000 and guides redevelopment, preservation and rehabilitation of land and buildings within the communities of Mount Pleasant, Tuxedo Park and Capitol Hill.

The *North Hill Area Redevelopment Plan* identifies Centre Street N 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 *Area Redevelopment Plan* 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.

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The *Area Redevelopment Plan* identifies the subject site for future Medium Density Multi-Dwelling and/or Local Commercial development. As the *Area Redevelopment Plan* currently restricts building height to 20 metres in this location, a minor amendment has been proposed to accommodate a maximum height of 26 metres (Attachment 2).

Transit Oriented Development Guidelines (Non-statutory – 2005)

The subject site is within a 600 metre radius of the future 28 Avenue North Green Line station and is considered part of a station planning area. This land use proposal is consistent with the guidelines on transit supportive land uses, optimizing density around stations, minimizing the impacts of density and ensuring the built form complements the local context.

Social, Environmental, Economic (External)

This proposal will allow for additional intensity on a mixed use parcel which will facilitate a more compact urban form that makes efficient use of land and existing infrastructure.

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. However, if the proposed amendments are not adopted, the existing development permit application would not be able to proceed in its current design.

REASON(S) FOR RECOMMENDATION(S):

The proposed land use redesignation and minor policy amendment to the *North Hill Area Redevelopment Plan* conforms to the policies of the *Municipal Development Plan and Calgary Transportation Plan* regarding land use intensification along the Centre Street Urban Main Street. 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 appropriately responds to the surrounding context.

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ATTACHMENT(S)

1. Applicant's Submission
2. Proposed Amendment to the North Hill Area Redevelopment Plan
3. Tuxedo Park Community Association Circulation Response
4. Development Permit (DP2018-4750) Summary