

Planning & Development Report to
Calgary Planning Commission
2019 May 02

ISC: UNRESTRICTED
CPC2019-0543

**Policy Amendment and Land Use Amendment (R-CG) in Tuxedo Park (Ward 7) at
240 – 31 Avenue NE, LOC2019-0021**

EXECUTIVE SUMMARY

This land use redesignation application was submitted by Dobbin Consulting on behalf of the landowners, Mavindeep Gill and Sandeep Gill on 2019 February 13. This application proposes to change the designation of a single parcel from the Residential – Contextual One / Two Dwelling (R-C2) District to the Residential – Grade-Oriented Infill (R-CG) District to allow for:

- rowhouses in addition to building types already allowed on this site (e.g. single detached homes, semi-detached, and duplex homes and secondary suites);
- a maximum building height of 11 metres (an increase from the current maximum of 10 metres);
- a maximum of four dwelling units (an increase from the current maximum of two dwelling units); and
- the uses listed in the R-CG District.

An amendment to the *North Hill Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use redesignation. The proposal conforms with the ARP as amended and is in keeping with applicable policies of the *Municipal Development Plan*.

No development permit application 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 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 0.06 hectares \pm (0.14 acres \pm) located at 240 – 31 Avenue NE (Plan 3980AM, Block 66, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District; and
4. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

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BACKGROUND

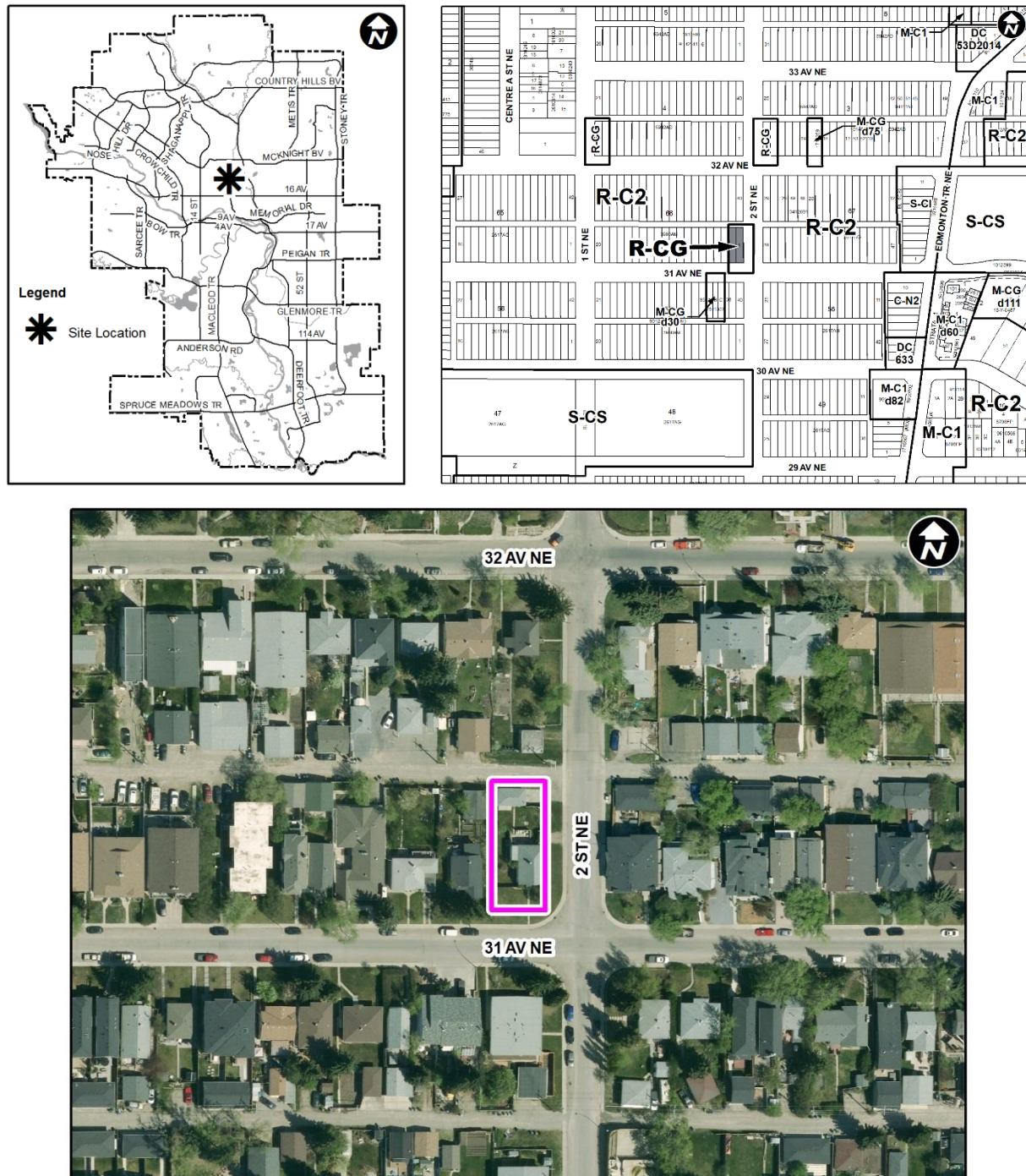
This land use redesignation application was submitted by Dobbin Consulting on behalf of the landowners, Mavindeep Gill and Sandeep Gill on 2019 February 13. No development permit has been submitted at this time. As indicated in the Applicant Submission (Attachment 1), the applicant intends to pursue a rowhouse development on this site.

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Location Maps



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Site Context

The subject site is located in the northeast community of Tuxedo Park at the northwest corner of 31 Avenue NE and 2 Street NE. The site is approximately 0.06 hectares (0.14 acres) in size with approximate dimensions of 15 metres by 37 metres. A rear lane exists along the north end of the site. The property is currently developed with a one-storey single detached dwelling and a detached single-car garage accessed from 2 Street NE.

Surrounding development is characterized by a mix of single and semi-detached dwellings, with a small townhouse development to the south across 31 Ave NE. The predominant land uses in this area are Residential – Contextual One / Two Dwelling (R-C2) District and Residential – Grade-Oriented Infill (R-CG) District. The site is in close proximity to two Main Streets corridors, Centre Street N and Edmonton Trail.

As identified in *Figure 1*, the community of Tuxedo Park reached peak population in 2018.

Figure 1: Community Peak Population

Tuxedo Park	
Peak Population Year	2018
Peak Population	5,165
2018 Current Population	5,165
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2018 Civic Census*

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This proposal allows for a range of building types that are compatible with the established built form for the neighbourhood. Subject to a minor amendment to the ARP, the proposal meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

Planning Considerations

The following sections highlight the scope of technical planning and analysis conducted by Administration.

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 Residential – Grade-Oriented Infill (R-CG) District allows for two to three-storey (11 metres maximum height) rowhouse developments where one façade of each dwelling unit must directly face a public street. The district provides for a maximum density of 75 units per hectare which would enable up to four dwelling units on the subject site. Also, the R-CG District allows for a range of other low-density housing forms such as single detached, semi-detached, duplex dwellings and secondary suites.

Development and Site Design

The rules of the proposed R-CG District will provide guidance for future site development including appropriate uses, building massing, height, landscaping and parking. Given the specific context of this corner site, additional items that will be considered through the development permit process include, but are not limited to:

- ensuring an engaging built interface along both the 31 Avenue NE and 2 Street NE frontages;
- improving pedestrian connections along 2 Street NE by ensuring vehicle access to the site is off the lane; and
- mitigation of overlooking and privacy concerns.

Environmental

An Environmental Site Assessment was not required as part of this application. There are no environmental concerns associated with the site or this proposal.

Transportation

Pedestrian access to the site is available from existing sidewalks along 31 Avenue NE and 2 Street NE. Vehicular access is currently provided from an existing driveway on 2 Street NE, however, upon redevelopment vehicular access will be directed to the rear lane. On-street parking is available on both 31 Avenue NE and 2 Street NE.

The site is serviced by Calgary Transit with local standard transit bus stops located approximately 280 metres (four-minute walking distance) east of the site along Edmonton Trail and 400 metres (five-minute walking distance) west of the site along Centre Street. Further, the site is within 600 metres of the future 28 Avenue N Station of the Green Line LRT. A Transportation Impact Assessment was not required as part of this application.

Utilities and Servicing

Water and sanitary mains are available and can accommodate 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 as part of a development permit.

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Stakeholder Engagement, Research and Communication

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

Administration did not receive any comments from the Tuxedo Park Community Association.

Administration received two citizen responses noting concerns related to the potential height and shadowing impacts of a new building in the R-CG District. In this regard, the R-CG District has a height chamfer rule to decrease building height/massing in proximity to a shared property line with a low density residential district. Additional design measures to limit potential massing and shadowing concerns can also be addressed as part of the development permit review process. Both citizens were also concerned about the appropriateness of a multi-residential building in a low density residential area, though it should be noted that the R-CG District is a low density residential district and rowhouse buildings exist in close proximity to the subject site.

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 (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.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Residential - Developed - Inner City area as identified on Map 1: Urban Structure in the *Municipal Development Plan* (MDP). The applicable MDP policies encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit. Such redevelopment is intended to occur in a form and nature that respects the scale and character of the neighbourhood context.

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The proposal is in keeping with relevant MDP policies as the R-CG District provides for a modest increase in density in a form that is be sensitive to existing residential development in terms of height, scale and massing.

The subject parcel is located between Centre Street North and Edmonton Trail NE, which are both identified as Urban Main Streets in the MDP. The parcel is approximately 190 metres from Edmonton Trail and 320 metres from Centre Street North. Urban Main Streets provide for a high level of residential and employment intensification along an Urban Boulevard street type. The MDP also identifies both Centre Street and Edmonton Trail NE as part of the Primary Transit Network.

North Hill Area Redevelopment Plan (Statutory – 2000)

The parcel is located within the Low Density Residential area of the *North Hill Area Redevelopment Plan* (ARP). Low density areas are intended to maintain stability in the community and to protect the existing residential character and quality of the neighbourhood. Single and semi-detached housing is identified as being appropriate for these areas. The *North Hill ARP* encourages a variety of housing types that accommodate different age groups, household types, and income levels, and supports residential intensification which contributes to the renewal and vitality of the communities.

A minor amendment to the *North Hill ARP* (Attachment 2) is required to support the land use redesignation application. Map 2 of the North Hill ARP, which illustrates the land use plan, requires an amendment to change the subject site from 'Low Density Residential' to 'Low Density Residential or Low Density Multi-Dwelling'.

The Low Density Multi Dwelling area is intended to provide for a range of housing options including low profile multi-unit development. The preferred building form in these should have a maximum height of three storeys, direct access to grade, and a density in the range of 75 units per hectare. There are many policies within this plan that will apply at the development permit stage.

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

Social, Environmental, Economic (External)

The recommended land use allows for a wider range of housing types than the existing district and as such, the proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics. Further, the ability to develop up to four rowhouse units will make more efficient use of existing infrastructure and services.

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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 is in keeping with applicable policies of the *North Hill Area Redevelopment Plan*, as amended, and the *Municipal Development Plan*. The proposed R-CG District was designed to be implemented in proximity to or directly adjacent to low density residential development. The proposal represents a modest increase in density of an inner-city parcel of land and allows for development that has the ability to be compatible with the character of the existing neighbourhood.

ATTACHMENT(S)

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