

Planning & Development Report to
Calgary Planning Commission
2019 June 06

ISC: UNRESTRICTED
CPC2019-0705

Policy Amendment and Land Use Amendment in Tuxedo Park (Ward 7) at 3216 Centre Street NE, LOC2019-0001

EXECUTIVE SUMMARY

This application was submitted by Rick Balbi Architect on 2019 January 03 on behalf of the landowner, Studio Development Inc (1872282 Alberta Ltd). The application proposes to change the designation of this parcel from Residential – Contextual One / Two Dwelling (R-C2) District to Mixed Use - General (MU-1f4.0h23) District to allow for:

- a mix of residential and commercial uses in the same building;
- a maximum building height of 23 metres (an increase from the current maximum of 10 metres);
- a maximum building floor area of approximately 1,950 square metres, (an increase from the current maximum of 2 dwelling units), based on a building floor to parcel area ratio (FAR) of 4.0; and
- the uses listed in the MU-1 District.

The proposed MU-1f4.0h23 District is a mixed use designation intended to accommodate commercial and residential uses in street-oriented buildings. The district allows both commercial uses and residential uses at street level.

A minor map and textual amendment to the *North Hill Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use redesignation. The proposal is in conformance with the ARP, as amended, and with the 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 0.05 hectares ± (0.12 acres ±) located at 3216 Centre Street NE (Plan 2617AG, Block 65, Lots 23 and 24) from Residential – Contextual One / Two Dwelling (R-C2) District to Mixed Use - General (MU-1f4.0h23) District; and
4. Give three readings to the proposed bylaw.

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PREVIOUS COUNCIL DIRECTION / POLICY

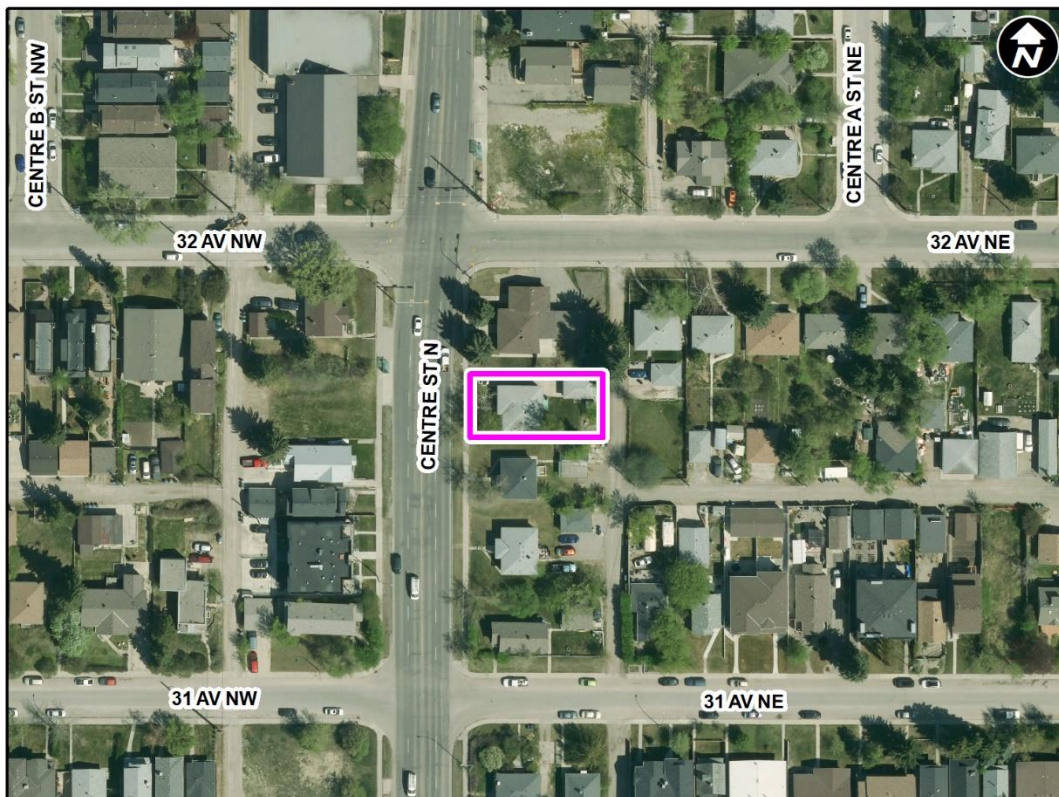
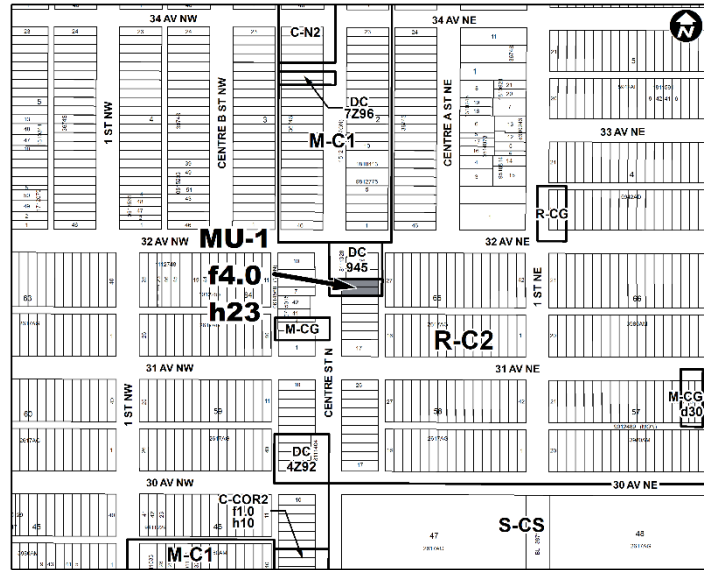
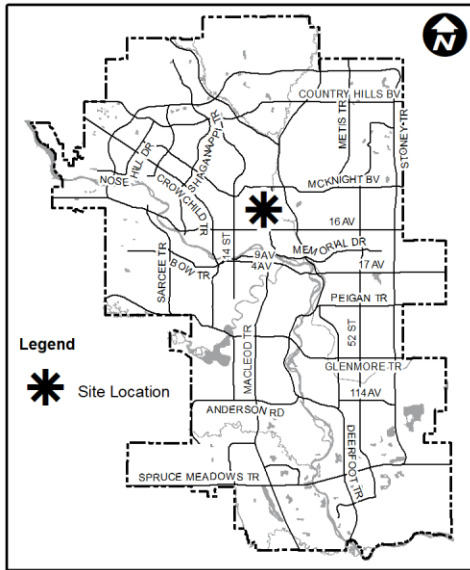
None.

BACKGROUND

This land use amendment application was submitted by Rick Balbi Architect on behalf of the landowner, Studio Development Inc (1872282 Alberta Ltd) on 2019 January 03. While no development permit application has been submitted at this time, the future intent of the landowners is to explore redevelopment of the site in the form of a six-storey mixed use development, as noted in the Applicant's Submission (Attachment 1).

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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 32 Avenue NE. The site is within 400 metres of the future Green Line LRT Station at 28 Avenue and Centre Street N and high frequency transit currently serves the area. Low density residential developments surround the subject site. Directly north of the site, a direct control district is in place to allow for a shoe repair business in addition to a residence. Centre Street, north of 32 Avenue N, is predominantly designated Multi-Residential – Contextual Low Profile (M-C1) District which is a multi-residential designation that is primarily for 3 to 4 storey apartment buildings and townhouses. The site’s total area is approximately 0.05 hectares (0.12 acres) in size, and it is predominantly flat. The parcel is roughly 15 metres by 32 metres and has rear lane access.

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

The proposed MU-1 District would provide 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 the Strategic Alignment section of this report.

Planning Considerations

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

Land Use

The current land use designation for the site is Residential – Contextual One / Two Dwelling (R-C2) District. The R-C2 District is a residential designation in developed areas that is primarily for single detached, semi-detached and duplex dwellings. This district allows for a maximum of two dwelling units and a maximum building height of 10.0 metres.

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The proposed Mixed Use - General (MU-1f4.0h23) District is intended to accommodate commercial and residential uses in street-oriented buildings. The district, as proposed, allows both commercial and residential uses at street level. This district allows for a maximum height of 23 metres, with contextually sensitive rules that further restrict building height within proximity of low density residential districts and public streets.

Development within the MU-1 District is intended to respond to local area context by establishing maximum building height and density 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 low density residential districts. 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 Main Street and the future Green Line Station at 28 Avenue NE.

Development and Site Design

No development permit application has been submitted at this time. Due to the proposed land use district only affecting a single lot, providing adequate vehicular parking and adhering to all of the required height chamfers may be a challenge and will be evaluated during the development permit process. The MU-1 District requires grade orientation along Centre Street and will have to respect the context and privacy of adjacent residential uses.

Environmental

No environmental issues were identified for the subject site.

Transportation

The site is located along Centre Street, approximately 400 metres from the future 28 Avenue North Green Line Light Rail Transit station. Currently, Bus Rapid Transit services the area with the nearest stop less than 50 metres away. No improvements to the street network are required until the Green Line is being implemented. However, the existing right of way needs to be widened to allow for Green Line infrastructure. This will be addressed during the development permit process.

Utilities and Servicing

Water, sanitary and storm sewer mains are available to service the site, but the specific servicing arrangements will be discussed and reviewed in detail through the development permit process. The developer will be required to provide a Sanitary Servicing Study and a Required Fire Flow (RFF) calculation in conjunction with the development permit application.

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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. Notification letters were sent to adjacent landowners and the application was advertised online.

The Tuxedo Park Community Association provided a letter of opposition to the land use amendment application due to the change in height. No public comments were received by the report submission date.

Following this Calgary Planning Commission meeting, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. In addition, the Commission's recommendation and the date of the Public Hearing will be advertised. No public meetings were held by the Applicant or Administration.

Strategic Alignment

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the *South Saskatchewan Regional Plan* which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use amendment and policy 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 *Municipal Development Plan* aims to shape a more compact urban form and directs a greater share of new growth to be focused in Activity Centres and Main Streets 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; and
- ensures transitions in development intensity between low density residential areas and more intensive multi-unit residential or commercial areas.

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The subject site is also located within the Urban Main Street typology as identified on Map 1 of the *Municipal Development Plan*. Urban Main Streets should contain a broad range of employment, commercial and retail uses as well as housing to accommodate a diverse range of population. Urban Main Streets emphasize a walkable pedestrian environment fronted by a mix of higher intensity residential and business uses. 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 *North Hill Area Redevelopment Plan (ARP)* identifies Centre Street N as the 'Main Street' for the Tuxedo Community, serving as the center of commercial activity and providing area residents with a wide variety of goods and services. The ARP outlines appropriate land use intensification along Centre Street that supports a more compact, mixed use environment. A wide variety of residential, commercial and transit supportive uses are encouraged while ensuring a form and character compatible with adjacent development.

The ARP identifies that parcels between 30 and 32 Avenues should retain their residential character under the existing zoning. The ARP was approved prior to adoption of the Municipal Development Plan and identification of Centre Street as an Urban Main Street. However, it does contain policy for intensification at suitable locations. An amendment to the ARP is required to facilitate this application. The existing Low Density Residential classification does not allow for mixed use developments. The Medium Density Multi Dwelling and/or Local Commercial is more appropriate and includes relevant guidance for mixed use developments along Centre Street. A minor textual amendment is proposed to facilitate commercial development on the site. Also, two minor map amendments are proposed as shown in Attachment 2.

The North Hill ARP is currently under review by Administration. A full update to the local area plan is anticipated by Q4 2019. A draft land use plan is not available at this time and as such, this application was reviewed against existing policies including the Municipal Development Plan and Transit Oriented Development Guidelines.

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)

The proposed land use allows for a 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 in Tuxedo Park.

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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 proposed land use redesignation and minor policy amendments to the *North Hill Area Redevelopment Plan* conforms to the policies of the *Municipal Development 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*, as amended, and that appropriately responds to its context within the neighbourhood.

ATTACHMENT(S)

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