

Background and Planning Evaluation

Background and Site Context

As indicated in the Applicant Submission (Attachment 3), the applicant intends to develop the site with a six-storey multi-residential building. A development permit application for a six-storey multi-residential building has been submitted and is under review (Attachment 6).

The subject site is a mid-block parcel located north of 17 Avenue NW between Centre Street N and 1 Street NW, in the community of Tuxedo Park. The site is vacant and approximately 0.29 hectare (0.72 acre) in size and is approximately 76 metres wide and 38 metres long. The site has rear lane access, located to the north.

Surrounding development is characterized by a mix of commercial, low to medium-density residential, and public utility uses. Centre Street N is located approximately 50 metres to the east and 16 Avenue NW is located approximately 100 metres to the south. Both Centre Street N and 16 Avenue NW include commercial development and are served by Bus Rapid Transit (BRT) service. The site is approximately 150 metres (two-minute walk) from the future 16 Avenue N Green Line LRT Station.

To the east, a place of worship and commercial development are located and designated Commercial – Corridor 2 (C-COR2f3.0h20) District and C-COR1f3.0h20 District.

To the south, an electric substation and a multi-residential development (triplex) are located and designated Commercial – Corridor 1 (C-COR1f5.0h28) District.

To the north, single detached dwellings and a multi-residential development (4-plex) are located and designated Residential – contextual One / Two Dwelling (R-C2) District, Multi-Residential – Contextual Low Profile (M-C1) District, and Direct Control ([DC130Z82](#)) District. The DC District is based on the Residential Medium Density Multi-Dwelling (RM-4) District of Calgary's previous Land Use Bylaw (2P80).

To the west, a single detached dwelling and commercial developments are located and designated with a Direct Control ([DC5Z2000](#)) District. For the adjacent properties to the west, the DC5Z2000 District is based on the Local Commercial (C-1) District of Calgary's previous Land Use Bylaw (2P80).

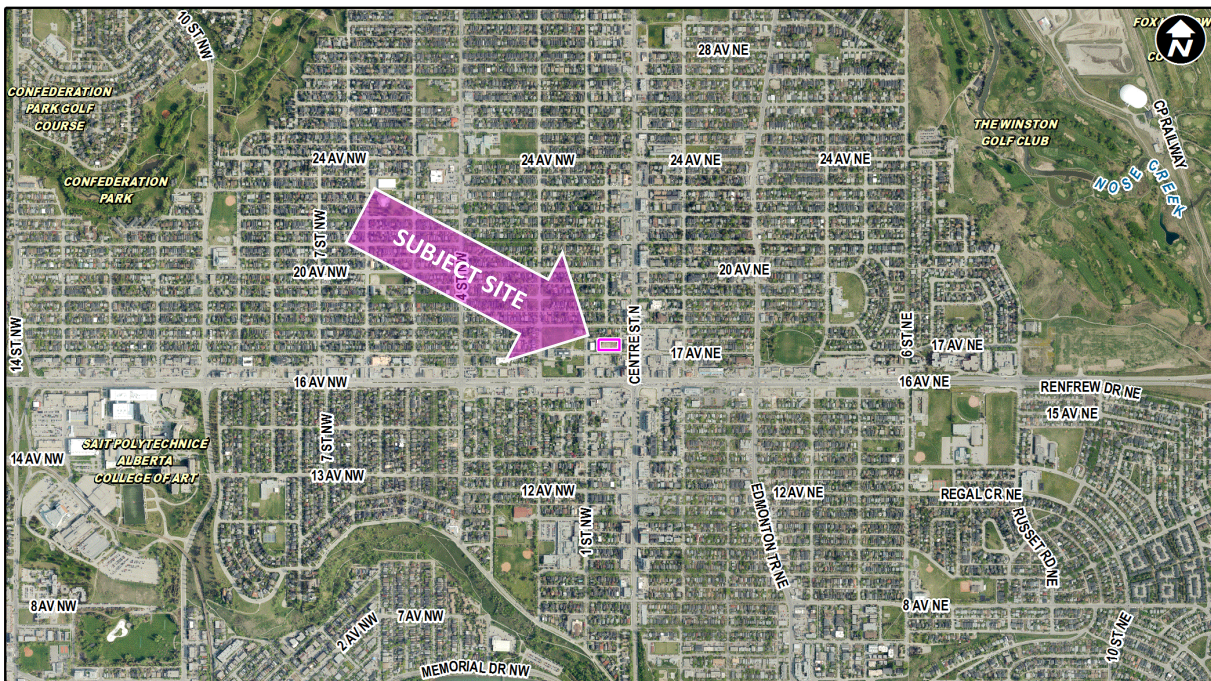
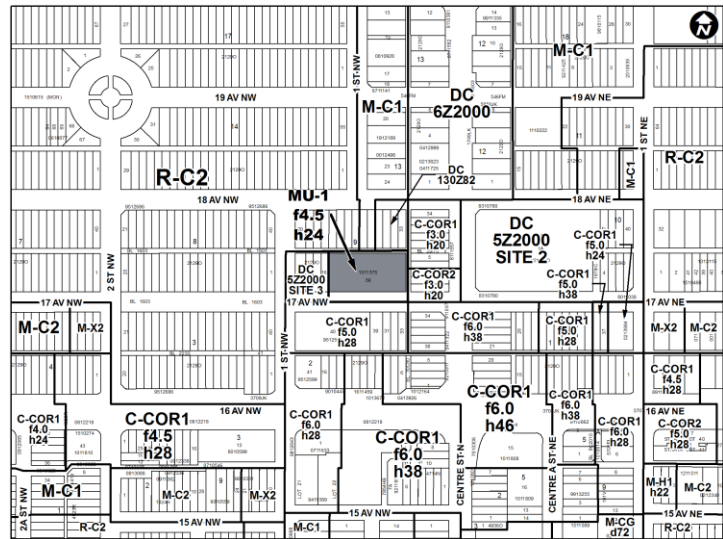
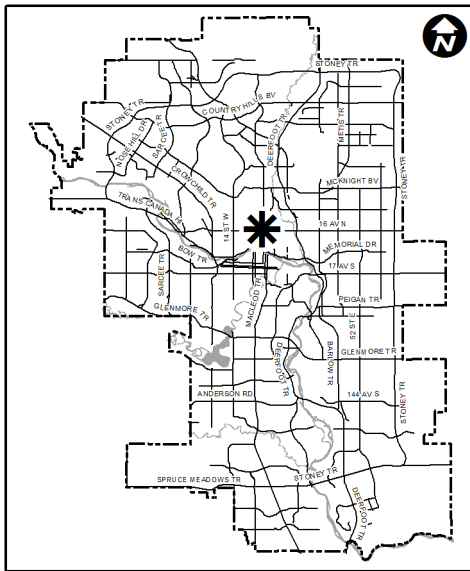
Community Peak Population Table

Tuxedo Park	
Peak Population Year	2019
Peak Population	5,326
2019 Current Population	5,326
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The current C-COR1f2.3h17.5 District is a commercial designation characterized by commercial developments on both sides of street in the form of storefronts along a continuous block face with opportunities for residential and office uses on upper floors. It allows for a maximum building height of 17.5 metres (4 to 5 storeys) and a maximum FAR of 2.3. The C-COR1 District does not allow residential uses on the ground floor and requires a minimum of 20 percent building floor area to be dedicated to commercial uses.

The proposed MU-1f4.5h24 District is a mixed-use designation characterized by street-oriented buildings along commercial streets with either residential or commercial uses on ground floor. It allows for the flexibility to accommodate a mix of residential and commercial uses, or only residential, or only commercial uses in a development. It allows for a maximum building height of 24 metres (7 to 8 storeys) and a maximum FAR of 4.5. This District has rules related to building step backs from property lines which respond to immediate urban context.

Administration has reviewed the context and applicability of the proposed MU-1 District and determined that it is appropriate for this location as it offers the flexibility to construct multi-residential, commercial or mixed-use development in proximity to jobs, shopping, and services promoting transit-oriented development.

Development and Site Design

The applicable land use policies and the rules of the proposed MU-1 District will provide guidance for the future redevelopment of this site including appropriate uses, height and building massing, landscaping and parking.

Given the specific context of this site with proximity to the future Green Line 16 Avenue N LRT station, additional items that will be considered through the development permit process include, but are not limited to:

- ensuring engaging front facade along 17 Avenue NW;
- ensuring compatible interface with adjacent low-density residential districts;
- improving pedestrian connections by ensuring vehicle access to the sites is from the rear lane; and
- mitigating shadowing, overlooking, and privacy concerns

Transportation

A Transportation Impact Assessment was not required for this proposal. Pedestrian access is available from existing sidewalks on 17 Avenue NW and vehicular access to the site will be provided from the existing rear lane.

The site is approximately 150 metres (two-minute walk) from the proposed 16 Avenue N Green Line LRT Station. Bus rapid transit service (BRT) currently operates along Centre Street N and 16 Avenue N among other local bus routes. A BRT bus stop serving Route 300 (BRT Airport / City Centre) and Route 301 (BRT North) is located approximately 60 metres to the east of the site along Centre Street N. A BRT bus stop serving MAX Orange (Brentwood / Saddletowne) is located approximately 150 metres to the south of the site along 16 Avenue NW.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary and storm sewer mains are available and can accommodate the proposed land use redesignation without the need for network upgrades at this time. Specific details of site servicing and stormwater management will be reviewed in detail at the development permit stage. A Sanitary Servicing Study will be required at the development permit stage.

Bylaws, Regulations, Council Policies

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy directions 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 (2019)

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 site is located within the Residential – Developed – Inner City area as identified on [Map 1: Urban Structure](#) of the [Municipal Development Plan](#) (MDP). Both City-Wide policies and Inner City area policies apply. In general, these policies encourage redevelopment in inner city communities that is similar in scale and built-form to existing development, including a mix of housing. In addition, MDP policies encourage higher residential densities in areas that are more extensively served by existing infrastructure, public facilities, and transit. The proposal is in keeping with relevant MDP policies.

Climate Resilience Strategy (2018)

This application does not include any actions that specifically address objectives of the [Climate Resilience Strategy](#). Further opportunities to align future development on this site with applicable climate resilience strategies will be explored and/or implemented at the development permit and building permit stages.

North Hill Area Redevelopment Plan (Statutory – 2000)

The [North Hill Area Redevelopment Plan](#) (ARP) identifies Centre Street N as the ‘Main Street’ of Tuxedo Park where neighbourhood and area residents can find a wide range of goods and services. The site is subject to the Commercial Development Centre Street policies of the ARP. Centre Street policies encourage appropriate land use intensification so that Centre Street can develop into a more compact, mixed use environment that supports residential, commercial and transit supportive uses and provide for a form of development that is compatible in character and scale with the adjacent residential areas.

ARP policy finds commercial and/or residential development appropriate for 17 Avenue NW and allows for a maximum building height of 17.5 metres for the subject site. The site is located within ‘Low Density Multi Dwelling or Local Commercial’ and ‘Medium Density Multi Dwelling and/or General Commercial’ areas according to Map 2: Future Land Use Policy – Mount Pleasant & Tuxedo of the ARP.

The proposed MU-1 District is consistent with the objectives of the ARP in this location and future intensification expected around the 16 Avenue LRT Station. In order to align the proposed land use amendment application with the ARP policies, a minor amendment to Map 2 and a minor amendment to Centre Street policies of the ARP is required and is proposed with this land use redesignation application (Attachment 2).

North Hill Communities Local Area Plan (Draft)

The North Hill ARP is under review as Administration is currently working on the [North Hill Communities Local Area Plan](#) (LAP) which includes Tuxedo Park and surrounding communities. Planning applications are being accepted for processing during the local growth plan process. *The North Hill Communities LAP* is anticipated to be finalized in 2021. The proposed land use is in alignment with the Urban Form and Building Scale categories of the draft *North Hill Communities LAP*.