

Background and Planning Evaluation

Background and Site Context

The applicant intends to redevelop the site with a four-unit multi-residential development. No development permit application has been submitted at this time. The Applicant Submission (Attachment 3) provides additional details regarding the intentions of the landowners.

The subject site is a mid-block parcel located north of 31 Avenue NE between 1 Street NE and 2 Street NE, in the community of Tuxedo Park. The site is approximately 0.06 hectare (0.14 acre) in size and is approximately 15 metres wide and 37 metres long. The site is currently developed with a single detached dwelling and has rear lane access.

Surrounding development is characterized by a mix of low-density residential and contextual multi-residential developments. To the east, a single detached dwelling is designated R-CG District. To the south, a triplex is located and designated M-CGd30. To the west and north, single detached dwellings are located and designated R-C2 District. The site is approximately 150 metres (two-minute walk) from the Tuxedo Park and Community Association facilities. The site is approximately 200 metres (three-minute walk) west of Edmonton Trail NE and approximately 300 metres (four-minute walk) east of Centre Street N; both of which are Urban Main Streets and form part of the Primary Transit Network.

Community Peak Population Table

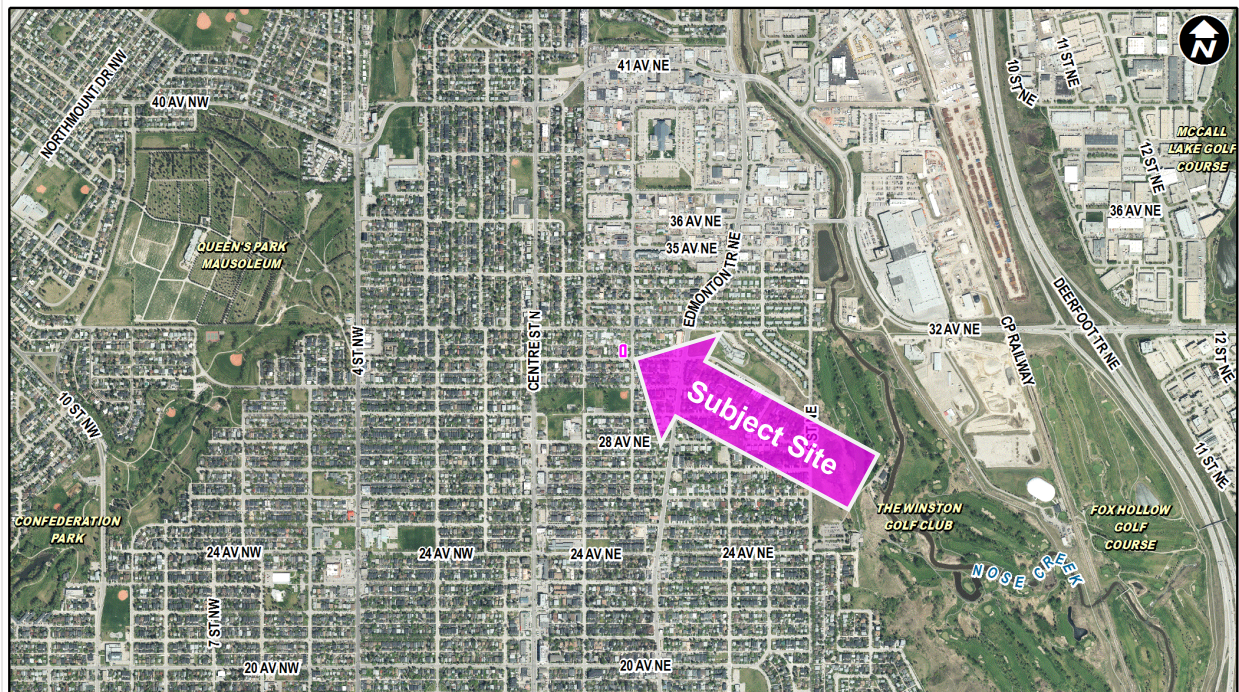
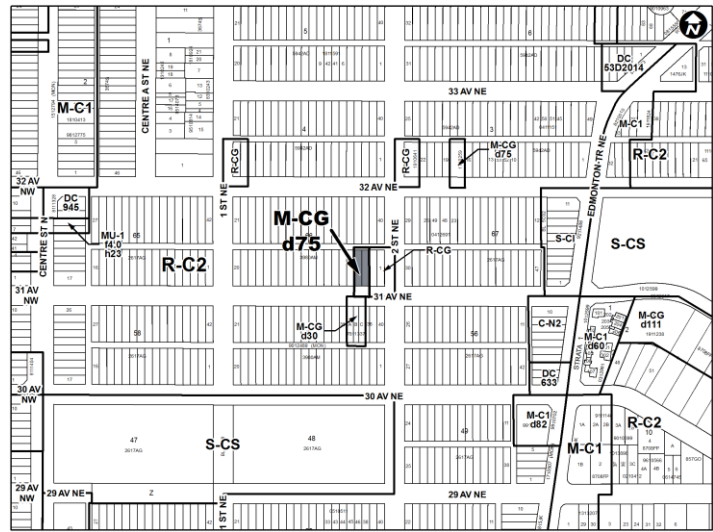
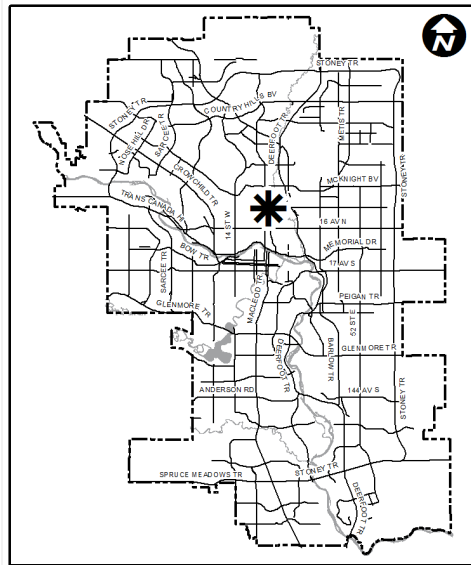
As identified below, the community of Tuxedo Park reached its peak population in 2019.

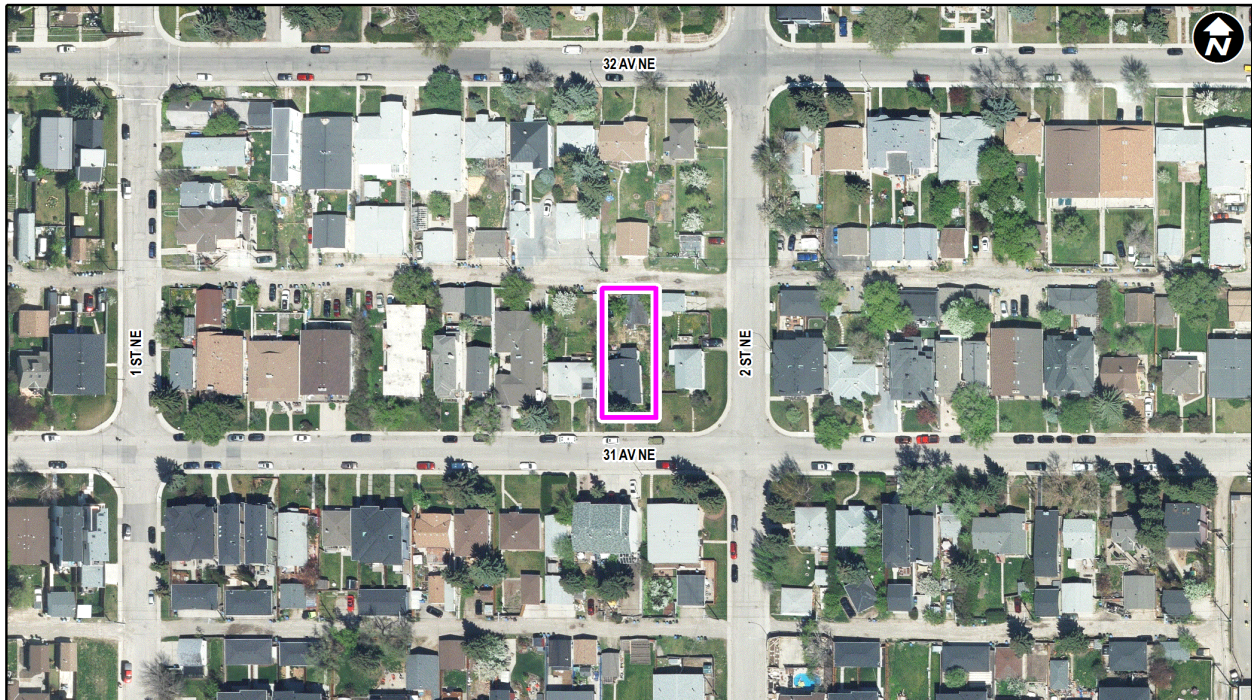
Tuxedo Park	
Peak Population Year	2019
Peak Population	5,326
2019 Current Population	5,326
Difference in Population (Number)	0
Difference in Population (Percent)	0%

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 existing R-C2 District is a low-density residential designation in developed areas that is primarily for single detached dwellings, semi-detached dwellings, duplex dwellings, and secondary suites. The R-C2 District allows for a maximum building height of 10 metres (2 to 3 storeys) and a maximum of two dwelling units.

The proposed M-CGd75 District is intended for multi-residential developments in established areas with low height and low density. The proposed density modifier of 75 units per hectare means a maximum of four dwelling units would be allowed on this 0.06 hectare site. The maximum building height allowed in the proposed district is 12 metres (3 to 4 storeys). The rules of the M-CG District state that at least half of all units must be grade-oriented.

The proposed M-CGd75 District is appropriate for this inner-city location as it allows a modest increase in density and height in close proximity to Centre Street N and Edmonton Trail NE, with convenient pedestrian access to services and transit.

Development and Site Design

The applicable land use policies and the rules of the proposed M-CGd75 District will provide guidance for the future redevelopment of this site including appropriate uses, height and building massing, landscaping and parking. Additional items that will be considered through the development permit process include, but are not limited to:

- ensuring an engaging interface along 31 Avenue NE;
- ensuring functional amenity spaces for the residents;
- improving pedestrian connections by ensuring vehicle access to the site is from the rear lane; and
- ensuring proposed buildings are compatible with the adjacent low-density residential development.

Transportation

A Transportation Impact Assessment was not required for this proposal. Pedestrian access is available from the existing sidewalk on 31 Avenue NE and vehicular access to the site will be provided from the existing rear lane.

The site is approximately 200 metres (three-minute walk) west of Edmonton Trail NE and approximately 300 metres (four-minute walk) east of Centre Street N; both of which are Urban Main Streets and form part of the Primary Transit Network. A bus stop serving Route 4 is located approximately 290 metres northeast of the site along Edmonton Trail NE. A bus stop serving Route 3 is located approximately 450 metres northwest of the site along Centre Street N. A bus rapid transit service (BRT) bus stop serving Route 300 (BRT Airport / City Centre) and Route 301 (BRT North) is located approximately 600 metres to the southwest of the site along Centre Street N. A future Green Line LRT station is also proposed at this location along Centre Street.

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.

Legislation and Policy

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 Calgary Metropolitan Region Board's [Interim Growth Plan](#) (IGP). The proposed policy and land use amendment builds on the principles of the IGP 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 Developed Residential –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.

Climate Resilience Strategy (2018)

The [Climate Resilience Strategy](#) identifies programs and actions intended to reduce Calgary's greenhouse gas emissions and mitigate climate risks. This application does not include any actions that specifically meet objectives of this plan, however, opportunities to align development of this site with applicable climate resilience strategies may be explored and encouraged at subsequent development approval stages.

North Hill Area Redevelopment Plan (Statutory – 2000)

The [North Hill Area Redevelopment Plan](#) (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 all communities within the Plan area.

The parcel is located within the Low Density Residential area according to Map 2 of the ARP. Single and semi-detached dwellings are identified as appropriate for these areas. Administration reviewed the ARP and recommends that the proposed land use is appropriate given that it will allow for a modest increase in density in alignment with the existing residential character of the area and continues to maintain the lower-density building form of the area.

In order to align the proposed land use amendment application with the ARP, a minor amendment to Map 2: Future Land Use Policy – Mount Pleasant and Tuxedo (Attachment 2) is required. Map 2 is proposed to be amended to change the subject site from Low Density Residential to Low Density Residential or Low Density Multi Dwelling.

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 draft *North Hill Communities LAP*.

Location Criteria for Multi-Residential Infill (Non-Statutory – 2016)

The [location criteria](#) are not meant to be applied in an absolute sense but are used in conjunction with other relevant planning policy such as the MDP or local area policy plans to assist in determining the appropriateness of an application in the local context.

The subject parcel meets the following criteria identified in the Location Criteria Multi-Residential Infill, as listed below:

- site is located within 400 metres of a transit stop;
- site is located within 500 metres from an existing primary transit stop;
- site abuts a lane to provide direct vehicle access;
- site is adjacent to existing multi-unit development; and

- site is in close proximity to an existing or planned corridor or activity centre.

The following location criteria have not been met with this application:

- the parcel is not located on a corner;
- the parcel is not located on a collector or higher standard roadway; and
- the parcel is not adjacent to a park, open space or community amenity.

While these criteria are not used as a checklist, they provide for a framework in which we evaluate a parcel's appropriateness for intensification. These criteria, when reviewed within the context of the MDP and the site-specific context, indicate that the proposed land use is appropriate.