

Background and Planning Evaluation

Background and Site Context

The Applicant's Submission (Attachment 3) indicates that the landowner intends to redevelop this property with a rowhouse building.

This 0.5 hectare parcel is located in the community of Tuxedo Park, immediately to the north east of the intersection with 30 Avenue NE and 1 Street NE. Directly opposite is Tuxedo Park which houses the Community Association and formal and informal areas of open space. The general area is low density residential development, typified by the Residential – One/Two Dwelling (R-C2) land use. However, north east on the same block, is a parcel designated Multi-Residential – Grade Oriented (M-CG) District; and across the street from that parcel is a property with R-CG land use.

Centre Street NE is one block to the west of the site with a range of commercial development, together with significant transit links and multi-residential development. Likewise, Edmonton Trail NE lies 2 blocks to the east with a similar pattern of development and land uses. There is significant bus transit service along Centre Street NE.

This is a corner lot with direct lane access and is close to commercial uses on both Centre Street NE and Edmonton Trail NE. Tuxedo Park is directly opposite and there is nearby transit availability; lends this site, favourably, to an increase in density and the number of units anticipated by this land use redesignation.

No development permit application has not been submitted at this time.

Community Peak Population Table

Figure 1 provides an overview of the demographics of Tuxedo Park, based on the most recent census (of 2019). This application would represent a marginal potential increase in population.

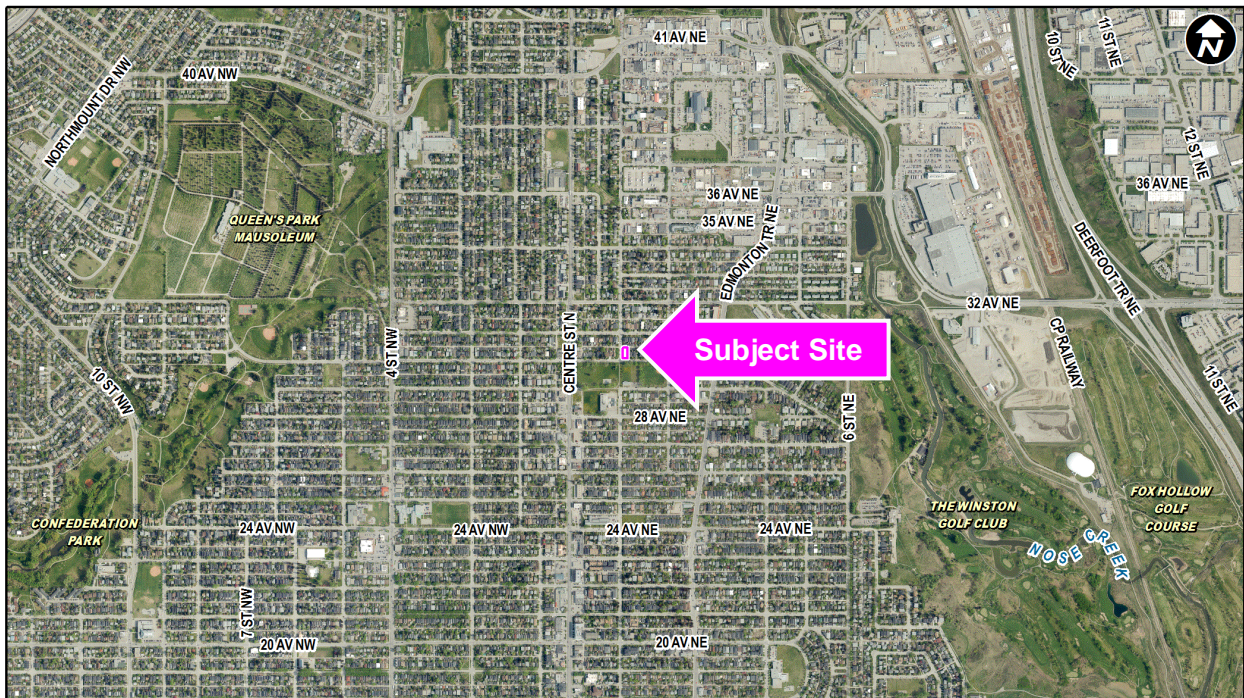
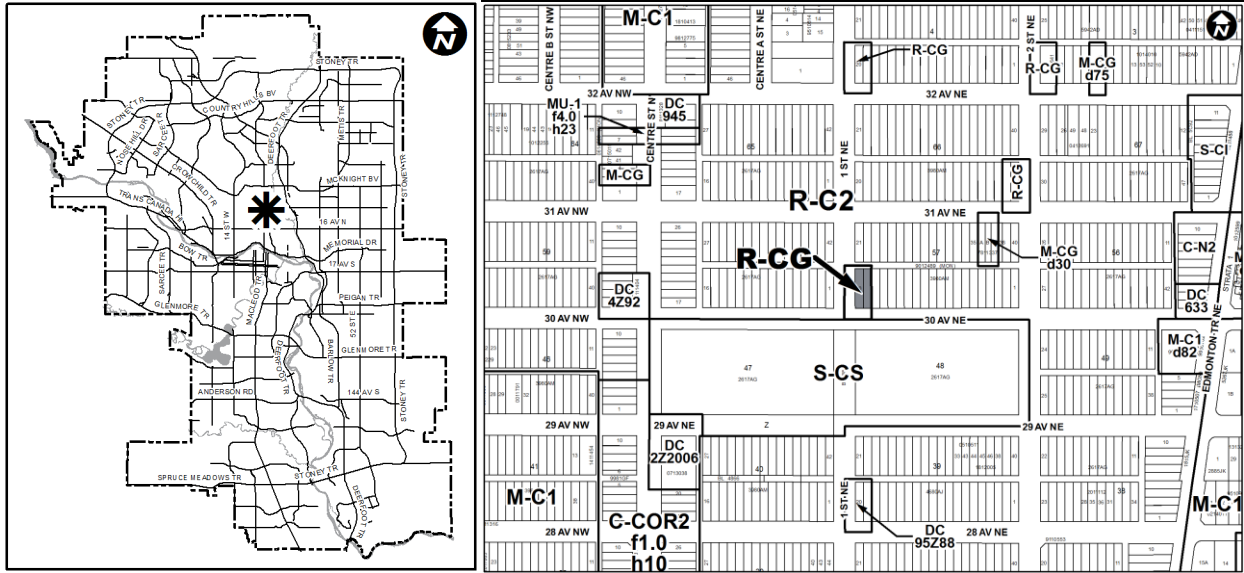
Figure 1: Community Peak Population

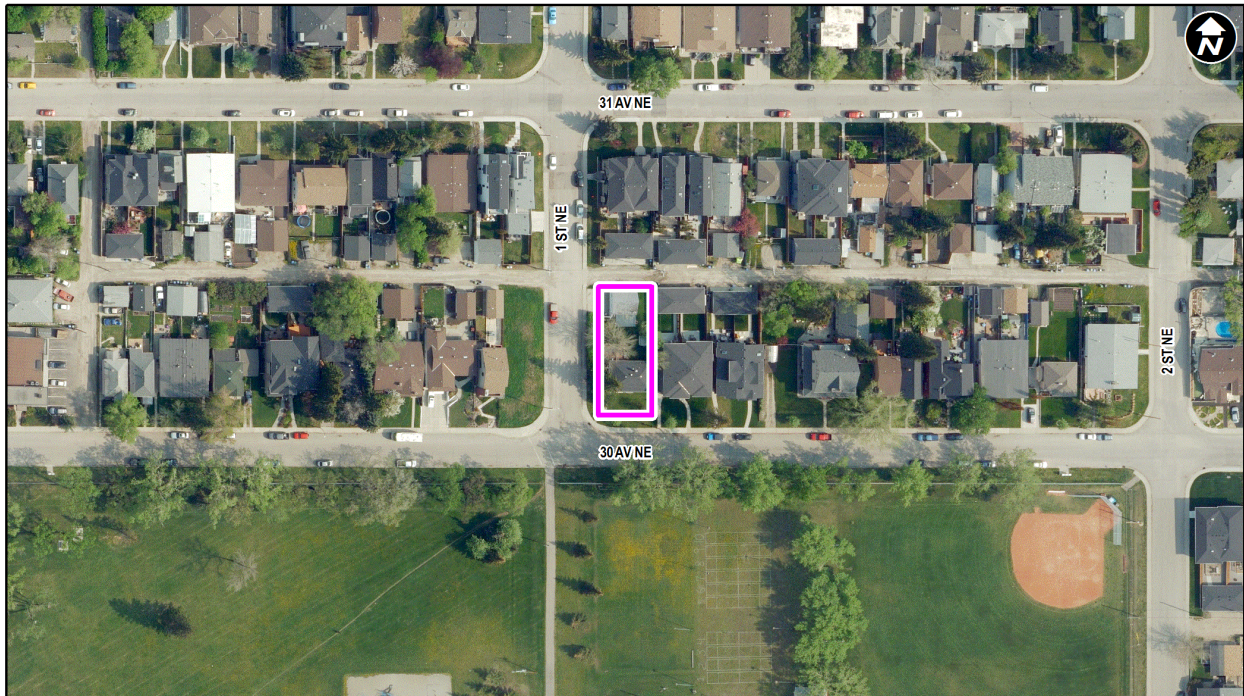
Tuxedo Park	
Peak Population Year	2019
Peak Population	5,326
2019 Current Population	5,326
Difference in Population (Number)	0
Difference in Population (Percent)	0%

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 Residential – Contextual One / Two Dwelling (R-C2) District is primarily for single detached, semi-detached, duplex dwellings, and secondary suites. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units. Secondary suites are permitted uses within the R-C2 District.

The proposed Residential – Grade-Oriented Infill (R-CG) District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, and rowhouses. The R-CG District allows for a maximum building height of 11 metres and a maximum of 75 dwelling units per hectare. For the subject site that would mean a maximum of four dwelling units.

Development and Site Design

The rules of the proposed Residential – Grade-Oriented Infill (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 1 Street NE and 30 Avenue NE frontages including ensuring access for the principal dwellings meets grade-oriented design definitions;
- Improving pedestrian connections along 1 Street NE by ensuring principal vehicle access to the site is off the lane;
- Further evaluation of any secondary suite designs to ensure they meet Land Use Bylaw requirements; and
- Mitigation of shadowing, overlooking, and privacy concerns to adjacent property.

A development permit application has not been submitted to the Development Authority at this time.

Transportation

Pedestrian sidewalks are currently provided along both 1 Street NE and 30 Avenue NE. Vehicular access is available from the lane.

There is significant transit availability close to the site, with regular bus transit services along Centre Street NE Routes 3, 62, 64, 109, 116 and 142; together with Bus Rapid Transit lines 300 and 301), a walking distance of approximately 185 metres. There is also significant transit availability to the east, on Edmonton Trail, a distance of approximately 330 metres (Routes 4, 5 and 69). The site is also within 200 metres of the future 28 Avenue LRT proposed station (part of the Green Line).

Environmental Site Considerations

There are no environmental concerns with the redevelopment of this site. An Environmental Site Assessment was not required.

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.

Bylaws, Regulations, Council Policies

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 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.

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

Climate Resiliency Strategy (2018)

This application does not include any specific actions that address objectives of the [Climate Resilience Strategy](#). 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 parcel is identified on Map 2 of the [North Hill Area Redevelopment Plan](#) (ARP) as Low Density Residential. An amendment to Map 2 to change from Low Density Residential to Low Density Residential or Low Density Multi-Dwelling is required to accommodate the proposed land use amendment.

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*.