

Background and Planning Evaluation

Background and Site Context

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

The subject site is a corner parcel located on the north side of 20 Avenue NW, between 1 Street NW and 2 Street NW, in the community of Tuxedo Park. The site is approximately 0.04 hectare (0.10 acre) in size and is approximately 10 metres wide and 38 metres long. The site is currently developed with a single detached dwelling and has rear lane access.

Surrounding development is generally characterized by a mix of single and semi-detached homes.

The site is approximately 300 metres (four-minute walk) west of Centre Street N and approximately 300 metres (four-minute walk) east of 4 Street NW. Centre Street N is an Urban Main Street, 4 Street NW is a Neighbourhood Main Street, and both form part of the Primary Transit Network.

Community Peak Population Table

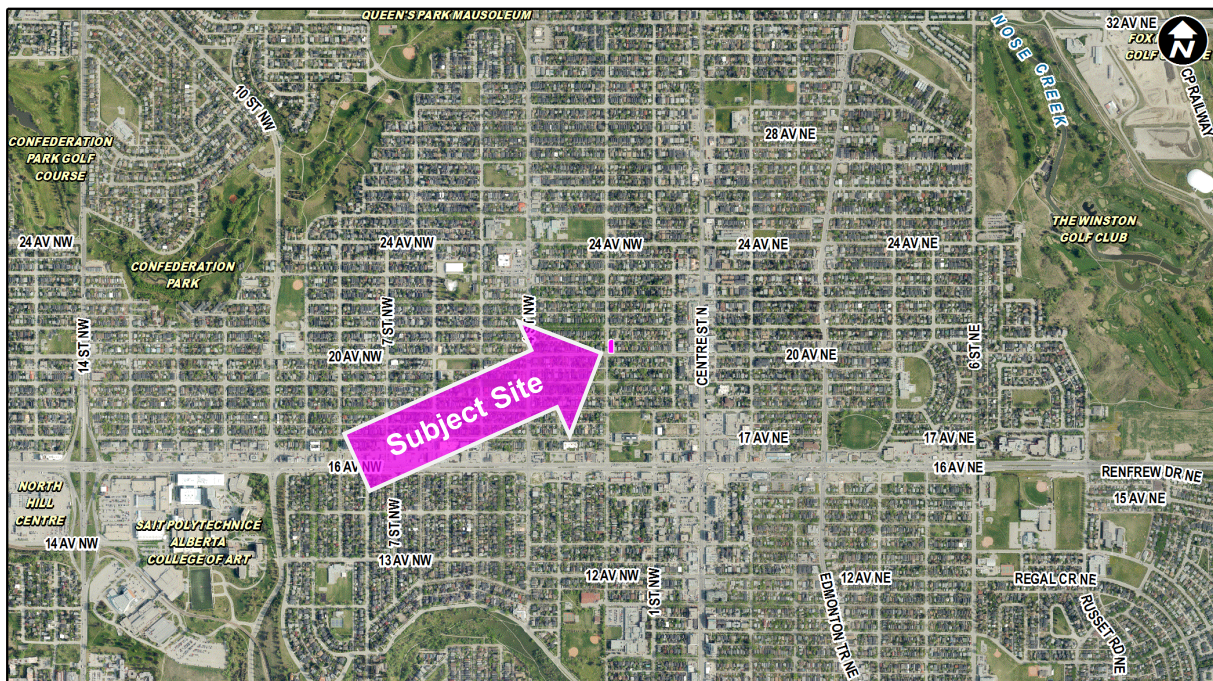
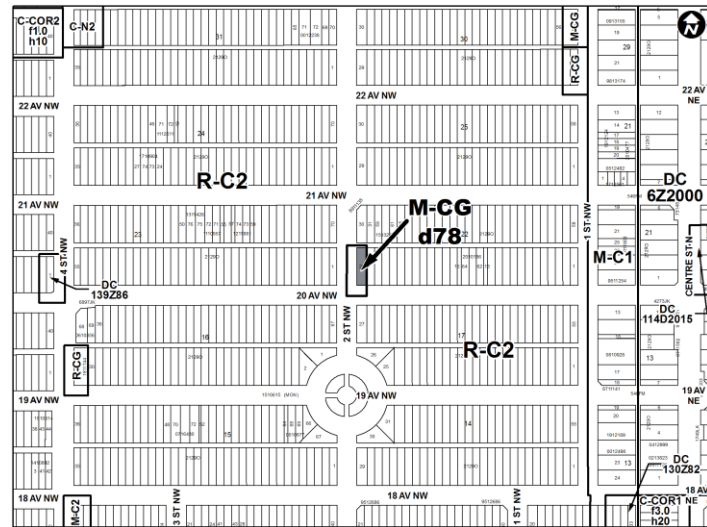
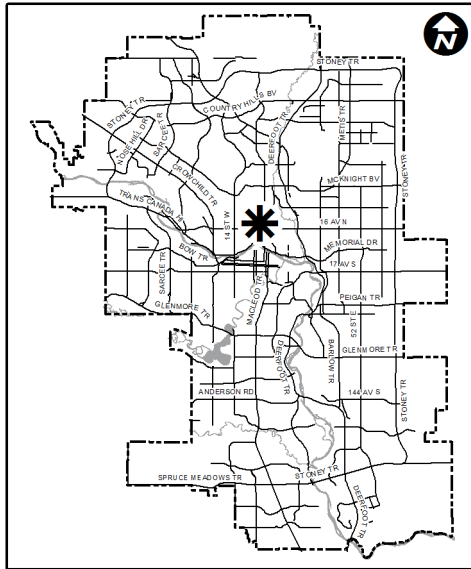
As identified below, the community of Tuxedo Park reached its peak population in 2019.

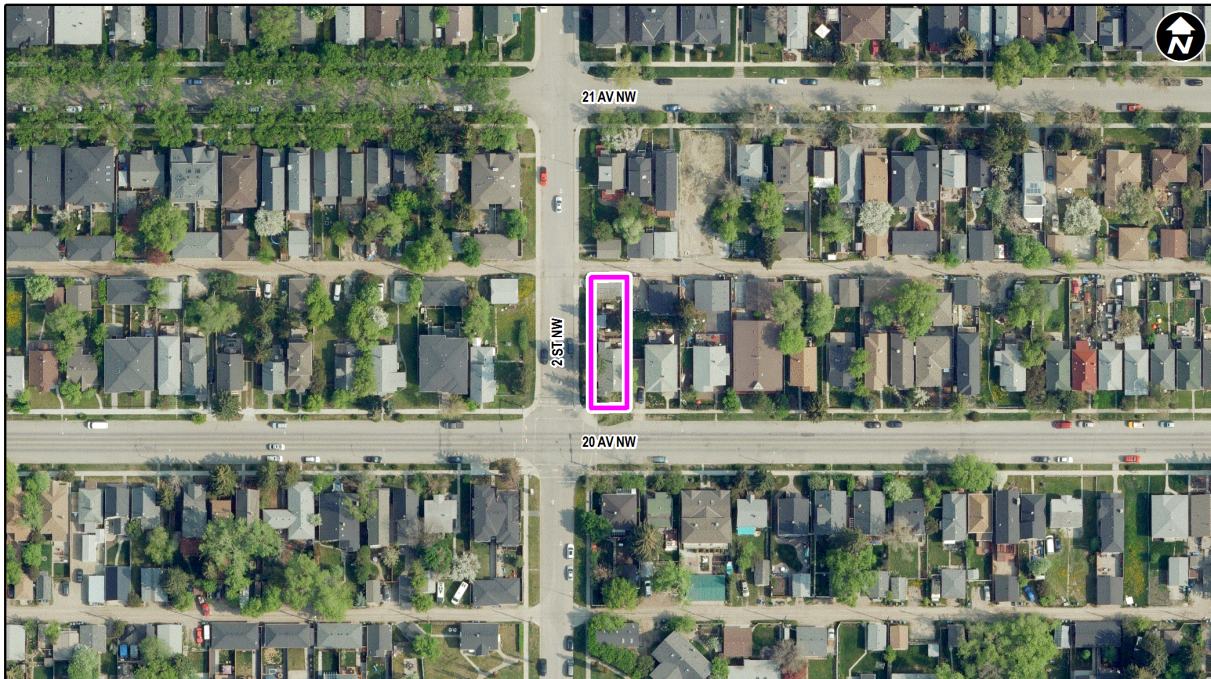
Community Name	
Peak Population Year	2019
Peak Population	5,326
2019 Current Population	5,326
Difference in Population (Number)	0
Difference in Population (Percent)	0%

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-CGd78 District is intended for multi-residential developments in established areas with low height and low density. The proposed density modifier of 78 units per hectare would allow a maximum of three dwelling units on this 0.04 hectare site. Administration reviewed the use of other low-density districts on the site, including Residential – Grade-Oriented Infill (R-CG) District, and determined that the use of the M-CGd78 would be the most appropriate given the size of the lot and the desire to intensify the site with a maximum of three dwelling units. 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-CGd78 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 4 Street NW, with convenient pedestrian access to services and transit.

Development and Site Design

The applicable policies of the North Hill ARP and the rules of the proposed M-CGd78 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 20 Avenue NW and 2 Street NW;
- 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 sidewalks on 20 Avenue NW and 2 Street NW. Vehicular access to the site will be provided from the existing rear lane.

A bus stop serving Route 2 is located approximately 350 metres (five-minute walk) west of the site on 4 Street NW. A bus stop serving Route 3 is located approximately 400 metres east 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 650 metres (8-minute walk) to the southwest of the site along Centre Street N. A future Green Line LRT station is also proposed approximately 800 metres (12-minute walk) from the site at Centre Street N, immediately south of 16 Avenue NW.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water and sanitary sewer are available for connection from 20 Avenue NW but storm sewer is unavailable adjacent to the site. Stormwater management solutions will be evaluated 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 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 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.

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 ARP 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 accommodate the proposed land use amendment, an amendment to the ARP Map 2: Future Land Use Policy – Mount Pleasant and Tuxedo is required (Attachment 2). The proposed amendment to Map 2 would change the policy category of 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 in close proximity to an existing or planned corridor or activity centre;
- site is located on a corner; and
- site is located on a collector or higher standard roadway.

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

- the parcel is not adjacent to existing multi-unit development; 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.