

Background and Planning Evaluation

Background and Site Context

The subject site is in the community of Tuxedo Park, located mid-block along the south side of 25 Avenue NE to the west of Edmonton Trail. The site is approximately 0.08 hectares in size and is approximately 22 metres wide by 37 metres deep. The parcels are currently developed with two single detached dwellings with rear parking pads and rear lane access.

Surrounding development is characterized primarily by a mix of single and semi-detached dwellings designated as R-C2 District. A place of worship is located to the east at the end of 25 Avenue NE, along Edmonton Trail. Low-rise (one to two storey) commercial buildings are found further south along Edmonton Trail NE.

Community Peak Population Table

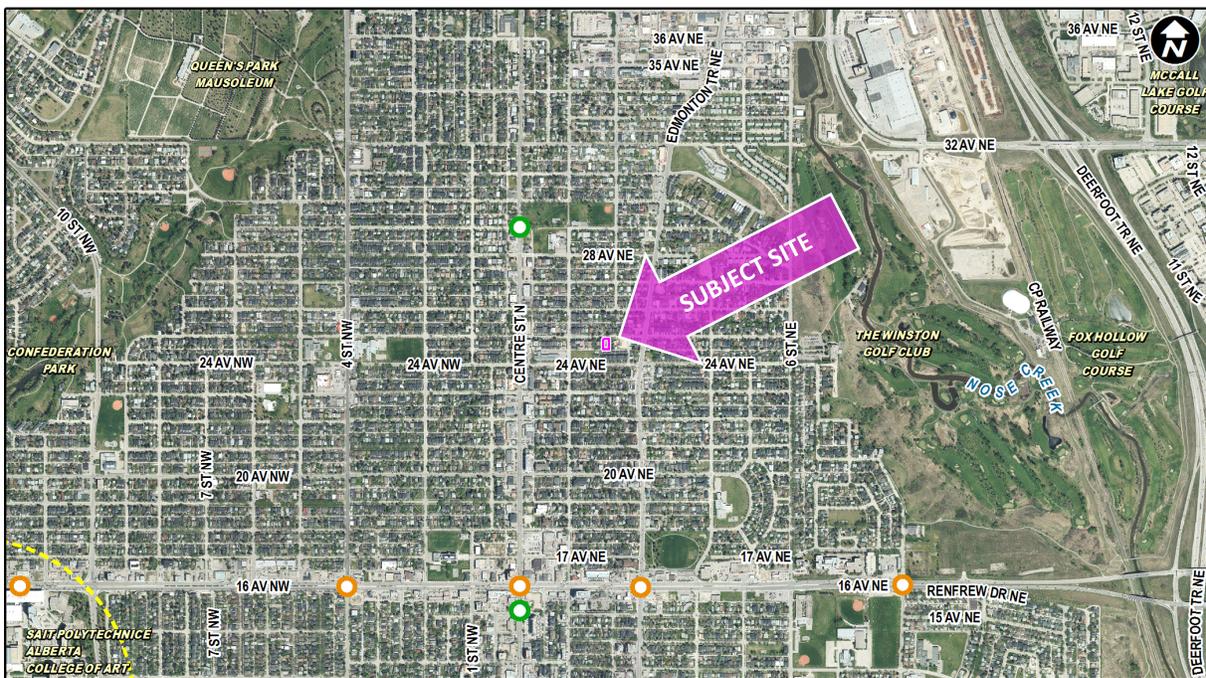
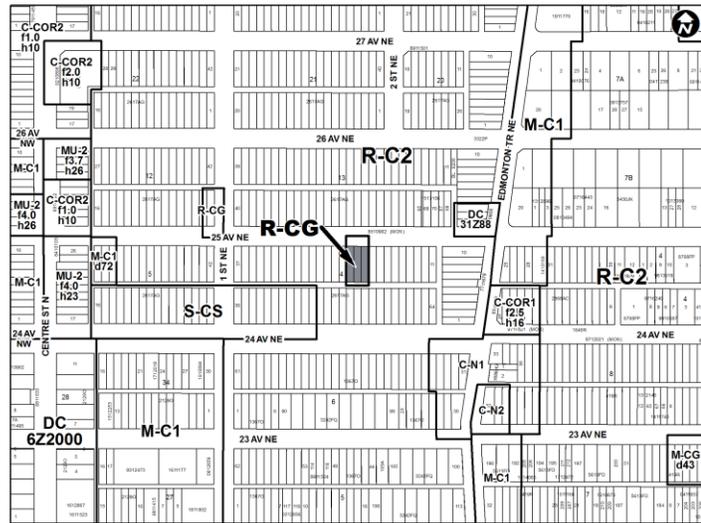
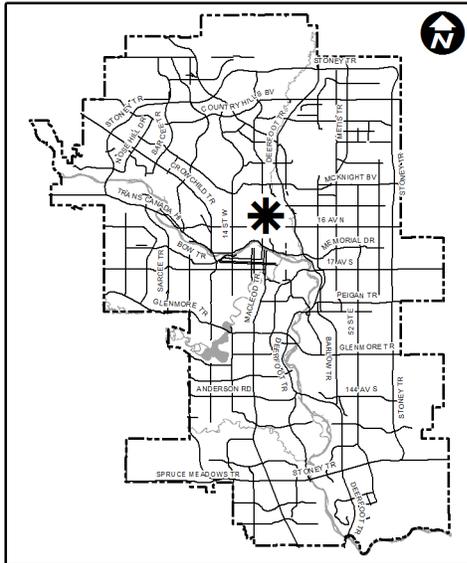
As identified below, the community of Tuxedo Park reached its peak population in 2019.

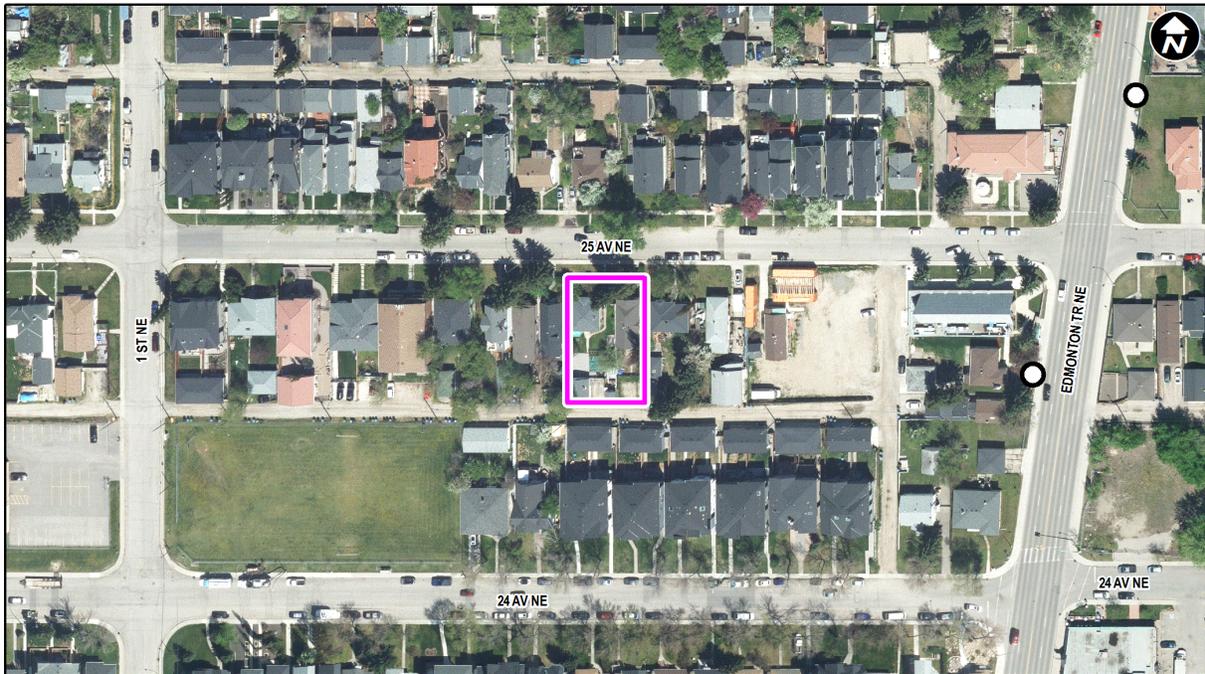
Tuxedo Park	
Peak Population Year	2019
Peak Population	5,326
2019 Current Population	5,326
Difference in Population (Number)	0
Difference in Population (Percent)	0%

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 residential designation applied to developed areas that is primarily for single detached, semi-detached and duplex homes. The R-C2 District allows for a maximum building height of 10 metres and a maximum of three dwelling units on this site.

The proposed R-CG District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, and rowhouses. The District allows for a maximum building height of 11 metres (two to three storeys) and a maximum density of 75 units per hectare, which would allow up to six dwelling units on the subject site.

Secondary suites (one backyard suite or secondary suite per dwelling unit) are also allowed in the R-CG District. Secondary suites do not count towards allowable density and do not require motor vehicle parking stalls in the R-CG District provided the suites are equal to or less than 45 square metres in area, subject to the rules of the R-CG District.

Development and Site Design

If adopted by Council, the rules of the proposed 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 mid-block site, additional items that will be considered through the development permit process include number of dwelling units, secondary suites, site and building design details, such as landscaping, parking and building massing.

Transportation

A Transportation Impact Assessment was not required as part of this application. Pedestrian access to the site is available from existing sidewalks along 25 Avenue NE. Street parking is available on 25 Avenue NE. Future direct vehicular access is to be directed to the lane only. The site is serviced by Calgary Transit with bus stops located approximately 105 metres away on Edmonton Trail and 330 metres away on Centre Street. The nearest existing primary transit stop (MAX Orange) is on 16 Avenue NW, approximately 890 metres away.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary and storm sewer are available to service future development on the subject site. Specific details of site servicing and stormwater management will be reviewed 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 and policy 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 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 and 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 Resilience Strategy (2018)

This application does not include any specific actions that address objectives of the [Climate Resilience Strategy](#). Further opportunities to align development of this site with applicable climate resilience strategies will be explored and encouraged at subsequent development approval stages.

North Hill Area Redevelopment Plan (Statutory – 2000)

Map 2: Future Land Use Policy – Mount Pleasant & Tuxedo indicates that the parcel is located within the Low Density Residential category of the [North Hill Area Redevelopment Plan \(2000\)](#). Low density areas are intended to maintain stability in the community and to protect the existing residential character and quality of the neighbourhood through single and semi-detached housing styles. The ARP also encourages a variety of housing types that accommodate different age groups, household types, and income levels, and supports residential intensification that contributes to the renewal and vitality of communities.

To accommodate the proposed R-CG District, a minor amendment to Map 2 is required to change the land use category of the subject site to Low Density Residential or Low Density Multi Dwelling (Attachment 2). This category is intended to provide for a range of housing options including low profile multi-unit development. The preferred building form under this category should have a maximum height of three storeys, direct access to grade, and a density in the range of 75 units per hectare, which is in alignment with the R-CG District.

North Hill Communities Local Area Plan (Draft – 2021)

The *North Hill ARP (2000)* is currently under review by Administration as part of the North Hill Communities Local Growth Planning initiative. The plan was presented to Council on 2021 March 22 and again on 2021 April 12. The draft [North Hill Communities Local Area Plan \(2021\)](#) will require circulation and approval by the Calgary Municipal Region Board prior to adoption of third reading.