

Background and Planning Evaluation

Background and Site Context

The site is located mid-block on 17 Avenue NW between Centre Street and 1 Street NW, in the community of Tuxedo Park. The site is vacant and is approximately 76 metres wide and 38 metres long. The site can be accessed from the rear lane.

Surrounding development is characterized by a mix of commercial, low to medium-density residential, and public utility uses. The site is 100 metres away from a local shopping area to the east, including a grocery store and a range of retail and consumer services. An Enmax substation is located directly to the south of the site, with Balmoral School, a historic sandstone school constructed in 1914 located to the west. Both Centre Street N and 16 Avenue NW include commercial development and services 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.

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](#).



Previous Council Direction

None

Planning Evaluation

Land Use

The current Mixed-Use MU-1f4.5h24 District is a mixed-use designation characterized by street-oriented buildings with either residential or commercial uses on the ground floor. It allows for the flexibility to accommodate a mix of residential and commercial uses, 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 floor area ratio (FAR) of 4.5. This district has rules related to building step backs from property lines which respond to the immediate urban context. The site was redesignated to this district in 2021 January 18, prior to the adoption of the North Hill Communities Local Area Plan (LAP).

The proposed MU-1f7.0h45 District would increase the maximum height and floor area allowed in the district to allow for a 12 storey building as per the LAP. The application was revised from a maximum height of 50 metres to 45 metres through review of the application to better address potential shadowing impacts on the Balmoral School site while also allowing the intended 12-storey built-form proposed.

The LAP calls for development within 200 metres of the Balmoral School site to minimize shadowing on the historic school and outdoor play areas. Preliminary review of shadow studies indicated that a reduction of 5 metres in height would significantly reduce the shadow on the school site and play area. Future review of the shadow studies will be completed at the development permit stage to determine potential impacts and mitigation strategies for

shadowing. Such strategies may include, but are not limited to building orientation, limited floor plate size and setbacks from adjacent properties.

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, 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 on adjacent development and the Balmoral School site.

Transportation

A Transportation Impact Assessment was not required for this proposal. Further review of access and mobility requirements will be reviewed at the development permit stage. 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 also 200 metres from the 2 St bikeway, which is a snow-cleared bicycle route.

The site is approximately 150 metres (two-minute walk) from the proposed 16 Avenue N Green Line LRT Station. BRT service 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/City Centre) 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.

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.

Growth Plan (2022)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed Land Use Amendment] builds on the principles of the GP by promoting efficient use of land and 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.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

North Hill Communities Local Area Plan (Statutory – 2021)

The [North Hill Communities Local Area Plan](#) (LAP) identifies the subject site as being part of the Neighbourhood Flex category (Map 3: Urban Form) with a Mid building scale modifier (Map 4: Building Scale), which allows for up to twelve storeys. The LAP speaks to smaller blocks where buildings are oriented to the street, and may accommodate a range of commercial and residential uses on the ground floor. The pedestrian experience should be supported and enhanced by a range of uses with comfortable street wall heights and a public realm with features such as landscaping, sidewalks, public trees, cycling infrastructure and on-street parking. The proposed land use amendment is in alignment with applicable policy of the LAP.