

Background and Planning Evaluation

Background and Site Context

The subject site is located along 32 Avenue NE in the community of Tuxedo Park. It is approximately 0.09 hectares (0.22 acres) in size, with dimensions of approximately 19 metres wide by 47 meters deep. The site is currently developed with a one-storey single detached dwelling and a two-car detached garage that is accessed from the rear lane.

The surrounding area is slightly sloping with the higher point located at Centre Street N; the site is located at the lowest part of the street. The surrounding area is generally designated as Residential – Contextual One / Two Dwelling (R-C2) District and the predominate development is one-storey bungalow-style homes. There are a few sites designated as Multi-Residential – Contextual Grade-Oriented (M-CG) District, with various density modifiers, which are developed in the form of semi-detached dwellings and fourplexes. A few corner sites are designated as Residential – Contextual Grade-Oriented (R-CG) District. An M-CG site near Edmonton Trail NE is being redeveloped as townhouse units. The adjacent parcel to the west was redesignated to M-CGd75 in 2020 and a development permit for a four-unit development is under review.

Centre Street N is located approximately 100 metres west of the site and Edmonton Trail NE is located approximately 300 metres east. Both roads are Urban Main Streets and part of the Primary Transit Network. They include transit infrastructure and higher density developments with a mix of uses that support the community including residential, commercial and institutional. Educational and recreational facilities are also located nearby and include one school: George P. Vanier School (grades six to nine) is 400 metres (five-minute walk) to the east. The Tuxedo Park Community Association and playfields are 250 metres (three-minute walk) south of the site. The site is also within 600 metres radius of the future 28 Avenue N Green Line LRT Station located along Centre Street N.

Community Peak Population Table

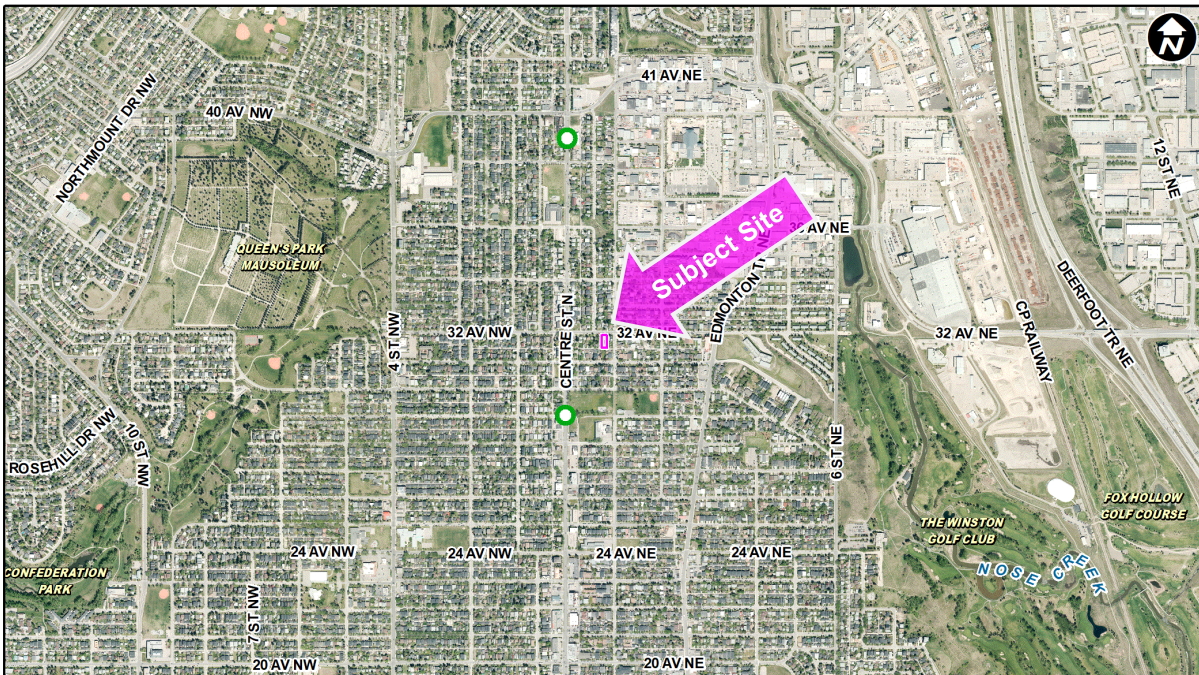
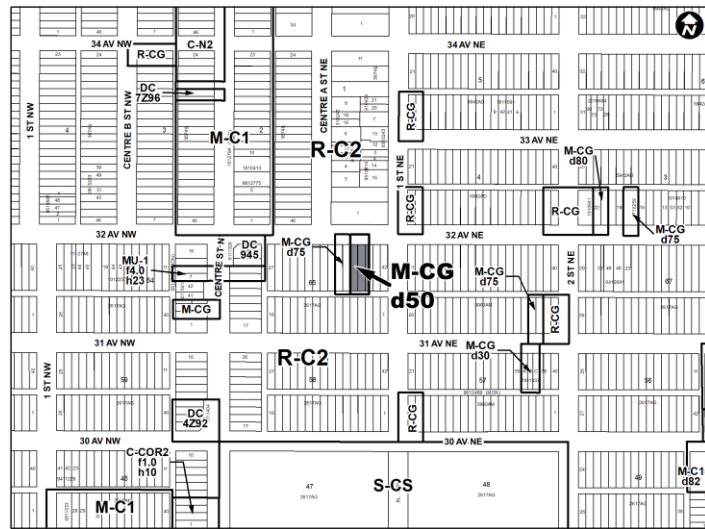
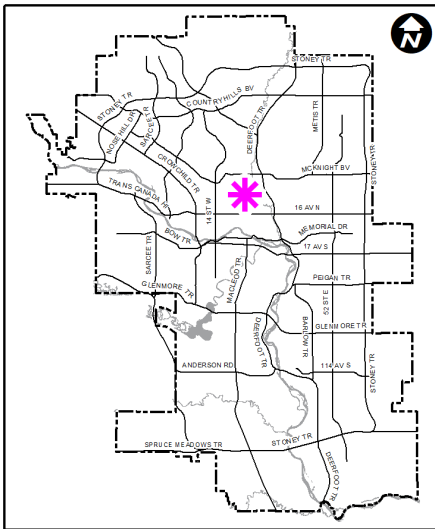
As identified below, the community of Tuxedo Park reached its peak population in 2019.

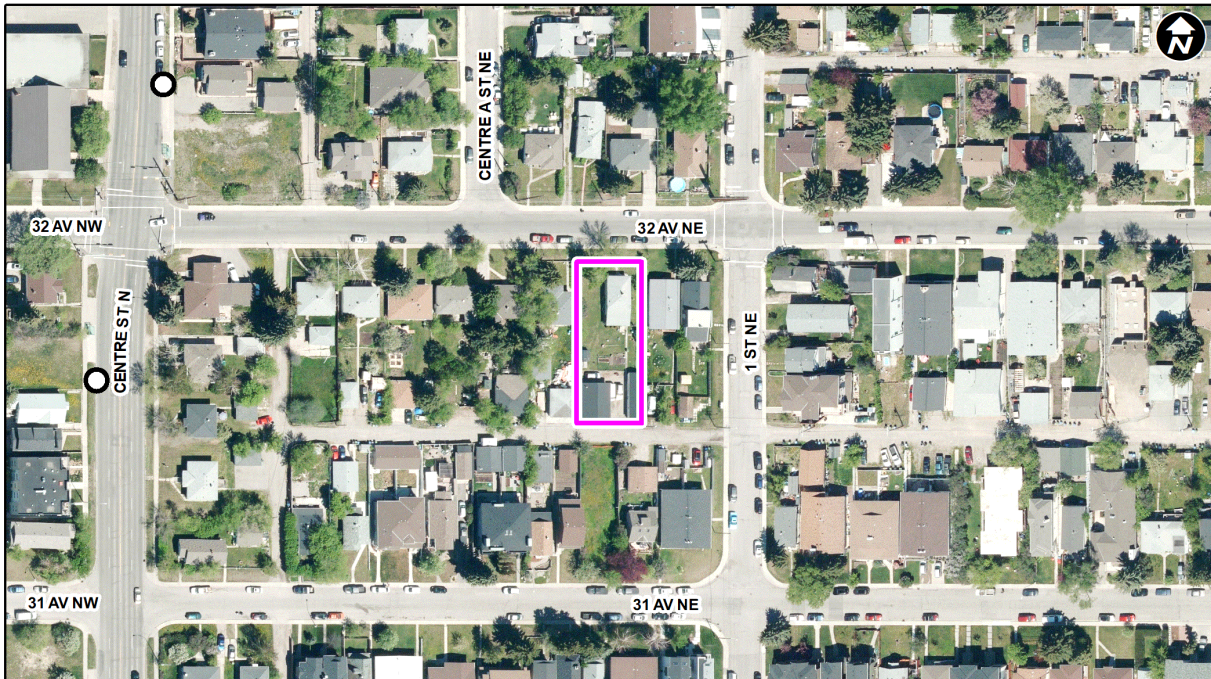
Tuxedo Park	
Peak Population Year	2019
Peak Population	5,326
2019 Current Population	5,326
Difference in Population (Number)	± 0
Difference in Population (Percent)	0%

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 Residential – Contextual One / Two Dwelling (R-C2) District is a low-density residential district for the Developed Area that allows for single-detached, semi-detached and duplex dwellings as well as secondary suites. The maximum building height is 10 metres (up to three storeys) and the maximum number of primary dwelling units allowed on a site is two.

The proposed Multi-Residential – Contextual Grade-Oriented (M-CGd50) District, a multi-residential district for the Developed Area, is intended to be in close proximity to low density residential development. It allows for a range of multi-residential development of low density and low height including townhomes and duplexes. The maximum building height is 12 metres (up to three storeys), and the maximum density is 111 units per hectare. Based on the site area, the M-CG District would allow up to 10 dwelling units, however, a density modifier of 50 units per hectare is included to limit the number of dwelling units to four. Secondary and backyard suites are allowed in the M-CG District and do not count towards the allowable density.

Development and Site Design

If approved by Council, the rules of the M-CGd50 District will provide guidance for future site development including appropriate uses, building massing, height, landscaping, site coverage, parking and density.

Transportation

Pedestrian access to the site is available via sidewalk on 32 Avenue NE and vehicular access to parking will be taken from the rear lane. Being approximately 150 meters from the bus stops on Centre Street NE, the site is well serviced by Calgary Transit. Bus routes include Route 3 (Sandstone); Route 300 (Airport), and Route 301 (North / Centre City). A future Green Line LRT station is planned at Centre Street N and 28 Avenue NE, approximately 300 meters from the site. The site location also provides excellent cycling connectivity, including several 5A (always available for all ages and abilities) bike routes. These include 32 Avenue NE and 1 Street NE; both are existing on street bike routes under the 5A network. A Transportation Impact Assessment was not required as part of this application.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, storm and sanitary sewer mains are available to service the subject site. Details of site servicing, as well as, appropriate stormwater management, will be considered and reviewed as part of 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 site is in the Developed Residential Inner City area as shown in Map 1: Urban Structure of the [Municipal Development Plan](#). Developed Residential Inner City areas are supportive of moderate densification in a form that respects the scale and character of the existing community and to make more efficient use of existing infrastructure, public amenities and transit.

The proposal is in keeping with the relevant MDP policies as the M-CG District is a Multi-Residential District that allows for low height and low density development compatible with low density residential development.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). 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 - 2020)

The subject site is part of the [North Hill Communities Local Area Plan](#) (LAP). Map 3: Urban Form, identifies the area where the site is located as Residential - Neighbourhood Local Urban Form Category (UFC). This UFC is one of the most residentially-oriented categories that also supports small commercial and work from home opportunities. In Map 4: Building Scale, the area where the site is located, is identified as Limited Scale Modifier which supports buildings of three storeys or less. As shown in Map 2: Community Characteristics and Attributes, the site is within 600 metres from a future Green Line LRT Station.

The proposed M-CG District is in alignment with the Neighbourhood Local UFC policies in the LAP as the site is in walking distance to two Urban Main Streets, it is a laned site and the proposed height and density are compatible with policies in this UFC.