

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of Tuxedo Park on the north side of 19 Avenue NE between 1 Street NE and Edmonton Trail NE. The site is approximately 0.05 hectares (0.12 acres) in size, with dimensions of approximately 13 metres wide and 38 metres deep. It is currently developed with a single detached dwelling and detached garage, which is accessed from the rear lane along the north side of the site.

Surrounding development consists of a mix of single, semi-detached, rowhouses, multi-residential and commercial development designated with the following districts:

- Residential – Contextual One / Two Dwelling (R-C2) District;
- Multi-Residential – Contextual Grade-Oriented (M-CG) District;
- Multi-Residential – Contextual Low Profile (M-C1) District;
- Mixed Use – General (MU-1) District;
- Commercial – Neighbourhood 1 & 2 (C-N1 & C-N2) Districts; and
- Special Purpose – Community Service (S-CS) District.

There are three Main Streets in close proximity to the site with commercial, institutional and transit facilities and services:

- Edmonton Trail NE Main Street is located 75 metres (one-minute walk) to the east;
- Centre Street N Main Street is located 350 metres (six-minute walk) to the west; and
- 16 Avenue NE Main Street is located 400 metres (seven-minute walk) to the south.

There are three schools in close proximity to the site:

- Mount View School (Kindergarten to grade six) is 300 metres (five-minute walk) to the east;
- Balmoral School (grade five to grade nine) is 650 metres (11-minute walk) to the west; and
- Colonel Macleod School (grade five to grade nine) is 900 metres (15-minute walk) to the southeast.

Park spaces in close proximity to the site are the following:

- Munro Park is located 200 metres (three-minute walk) to the southeast;
- Marsden Playground is one kilometre (17-minute walk) to the east; and
- Lawson's Park is one kilometre (17-minute walk) to the south.

Community Peak Population Table

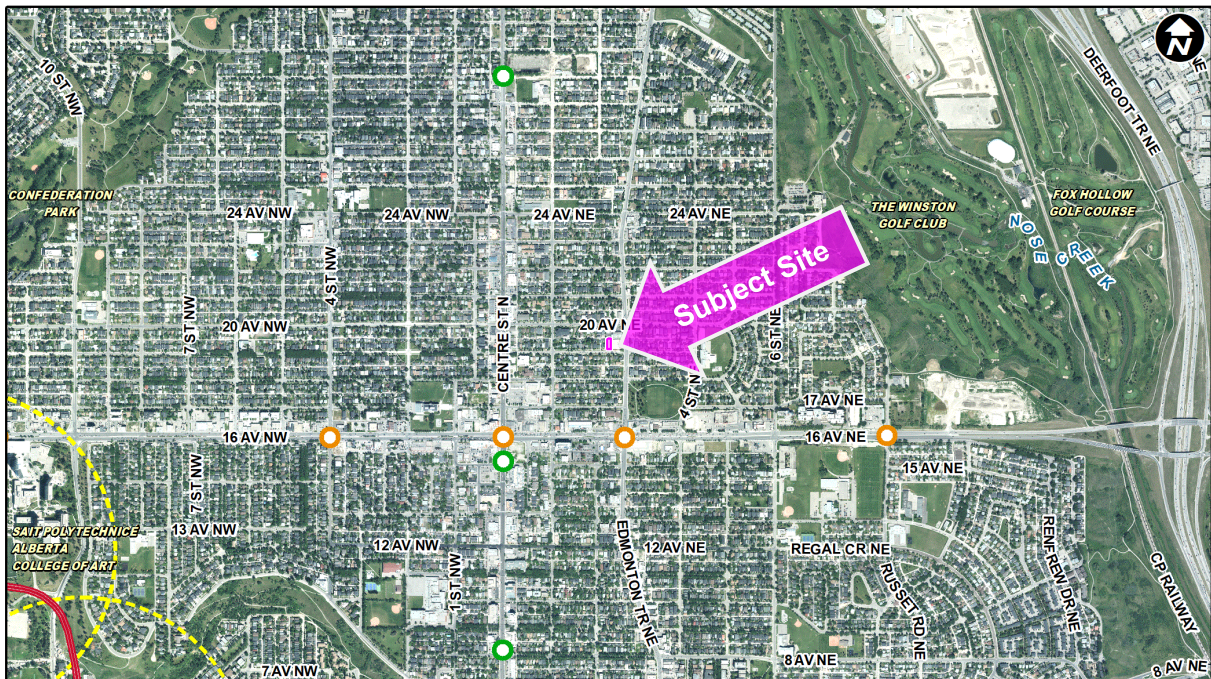
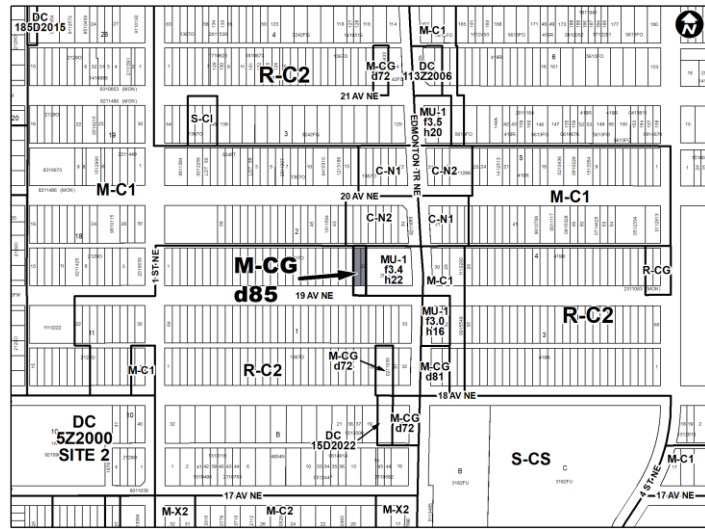
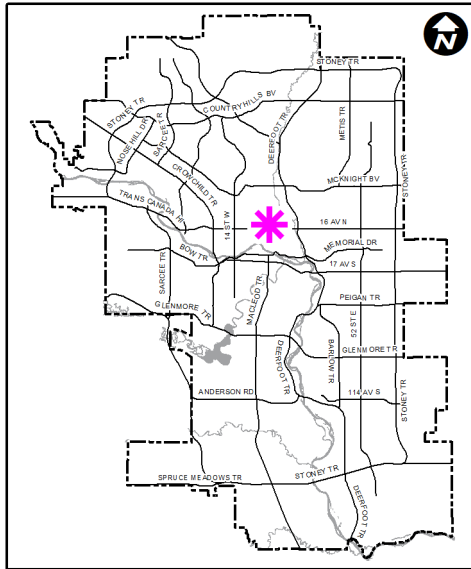
As identified below, the community of Tuxedo Park reached its peak population in 2019.

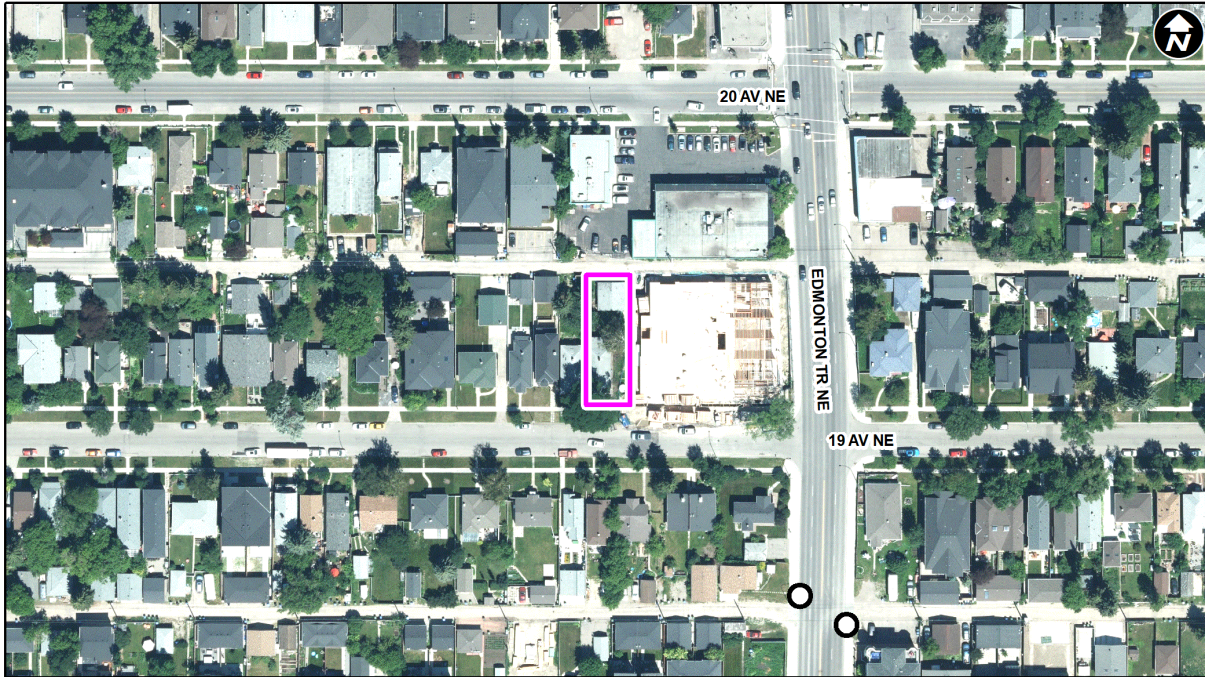
Tuxedo Park	
Peak Population Year	2019
Peak Population	5,326
2019 Current Population	5,326
Difference in Population (Number)	0
Difference in Population (Percent)	0%

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 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 M-CGd85 District, a multi-residential district for the Developed Area, is intended to be proximate to low density residential development. It allows for a range of multi-residential development of low density and low height including townhouses, rowhouse buildings and fourplexes. 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 five dwelling units, however, a density modifier of 85 units per hectare is included to limit the number of dwelling units to four. Secondary 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 proposed M-CGd85 District will provide guidance for future site redevelopment including appropriate uses, building massing, height, landscaping, parcel coverage and parking. Items that would be considered through the development permit review process include, but are not limited to:

- the layout and configuration of dwelling units and secondary suites;
- access and parking provision;
- waste collection and impact mitigation;
- mitigation of shadowing, privacy, and visual overlooking; and
- appropriate size and location of landscaping and amenity space.

Transportation

The area is well served by Calgary Transit providing north, south, east, and west-bound travel. The transit options include:

- Routes 4 (Huntington) and 5 (North Haven) have stops 100 metres (two-minute walk) to the east, providing north, south, and west-bound travel;
- Routes 19 (16 Ave N) and 69 (Deerfoot Centre) and rapid transit Route 303 (MAX Orange Brentwood/Saddletowne) have stops 400 metres (seven-minute walk) to the south on 16 Avenue NW, providing north, south, east and west-bound travel;
- Route 3 (Sandstone/Elbow Dr SW) has stops 500 metres (eight-minute walk) to the west, providing north and south-bound travel; and
- Routes 62 (Hidden Valley Express), 64 (MacEwan Express), 109 (Harvest Hills Express), 116 (Coventry Hills Express), 142 (Panorama Express), 300 (BRT Airport/City Centre) and 301 (BRT North/City Centre) has stops 700 metres (12-minute walk) to the southwest, providing north, south, east and west-bound travel.

There is two-hour street parking adjacent to the site on 19 Avenue NE.

A Transportation Impact Assessment was not required as part of this application.

Environmental Site Considerations

There are no known environmental concerns associated with the proposal and/or site at this time. As such, an Environmental Site Assessment was not required.

Utilities and Servicing

Water, storm and sanitary sewer mains are available to service the subject site. Development servicing requirements will be determined through the development permit review and Development Site Servicing Plan (DSSP) processes.

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 by Administration in this report 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 Developed Residential - Inner City area as identified on Map 1: Urban Structure of the [Municipal Development Plan \(MDP\)](#).

The proposed application complies with relevant land use policies that recognize the predominantly low density residential nature within these communities and support retention of housing stock or moderate intensification in a form and nature that respects the scale and character of the neighbourhood.

Calgary Climate Strategy (2022)

The redesignation of this site supports additional housing in a transit supportive area which contributes to the overall goals of the [Calgary Climate Strategy – Pathways to 2050](#) by supporting more household mobility options and could reduce greenhouse gas emissions as a result of lower vehicle usage. Further building-level strategies to meet the *Calgary Climate Strategy* objectives will be encouraged at the development permit stage.

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 Local category (Map 3: Urban Form) with a Limited building scale modifier (Map 4: Building Scale), which allows for up to three storeys. Several policies lay out conditions under which building forms that contain three or more residential units should be supported, including sites near or adjacent to an identified Main Street, where the parcel has a lane and where parking can be accommodated on site. The proposed land use amendment is in alignment with the Neighbourhood Local area policies as the site is within short walking distance of two Main Streets and is laned to accommodate on-site parking in the rear.

The site is also part of the Mount View Heritage Guideline Area as identified in Map 5: Heritage Guideline Areas and is subject to the North Hill Communities Heritage Guidelines. These guidelines are more relevant to development permit stage as they look at site and landscape design, roofs and massing, front facades and windows, materials, and details.

The proposed land use amendment is in alignment with the applicable policies of the LAP.