

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of Tuxedo Park on the northwest corner of 23 Avenue NW and 1 Street NW. The site is approximately 0.05 hectares (0.13 acres) in size and is approximately 15 metres wide by 36 metres deep. The site has rear lane access and it currently has a single detached dwelling and detached garage. There is an existing driveway access from 1 Street NW.

Surrounding development is characterized by a mix of low density residential and multi-residential development. The parcel directly south of the site is designated Multi-Residential – Contextual Grade-Oriented (M-CG) District. Two parcels designated Residential – Grade-Oriented Infill (R-CG) District are located at the southeast corner of 22 Avenue NW and 2 Street NW, and the northwest corner of 22 Avenue NW and 1 Street NW.

The site is ideally located near Centre Street NW with a range of institutional and commercial uses. The Indo Chinese Buddhist Association is located less than 100 metres (two-minute walk) from the site. The Ecole Francophone playground is located approximately 350 metres (six-minute walk) northwest, with the school approximately 550 metres (nine-minute walk) away. Centre Street N, an Urban Main Street on the Primary Transit Network, is located approximately 100 metres (two-minute walk) east of the site.

The land use amendment application was originally submitted on 2017 May 17. At that time, a policy amendment to the existing *North Hill Area Redevelopment Plan (ARP)* was required to accompany the proposed land use. The applicant chose not to proceed with the ARP amendment at that time, and the file was put on hold. After approval of the *North Hill Communities Local Area Plan (LAP)*, the applicant took considerable time before re-activating the land use amendment application in 2023. Considering this delay, once the application was re-activated, Administration recirculated the proposal to interested parties, and recommended some consultation to occur with area residents, to ensure up to date information was provided.

Community Peak Population Table

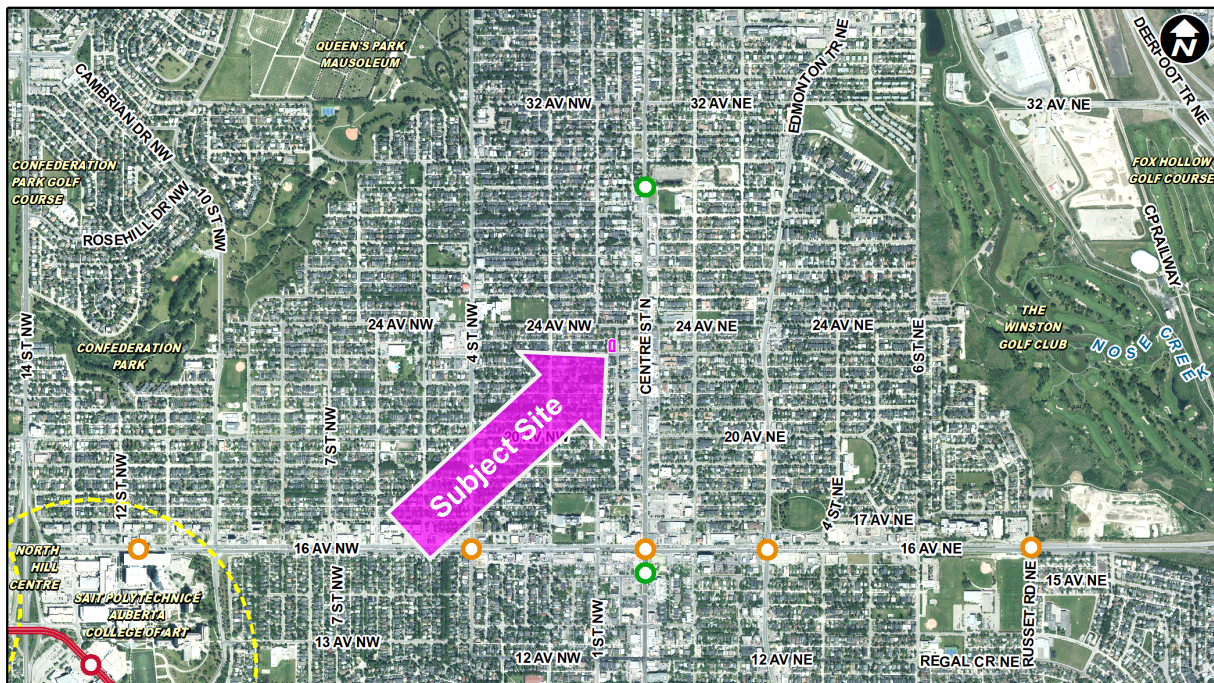
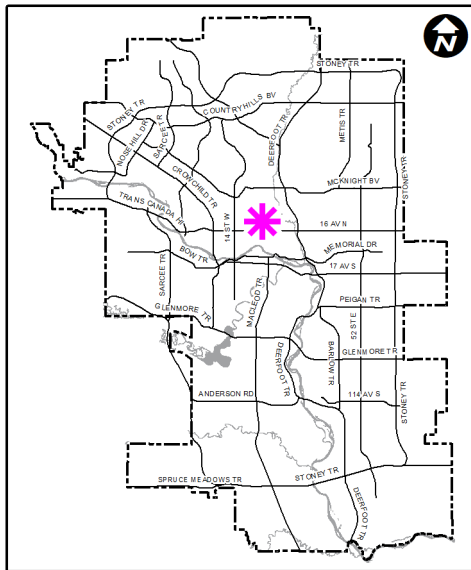
As identified below, the community of Tuxedo Park reached its peak population in 2019.

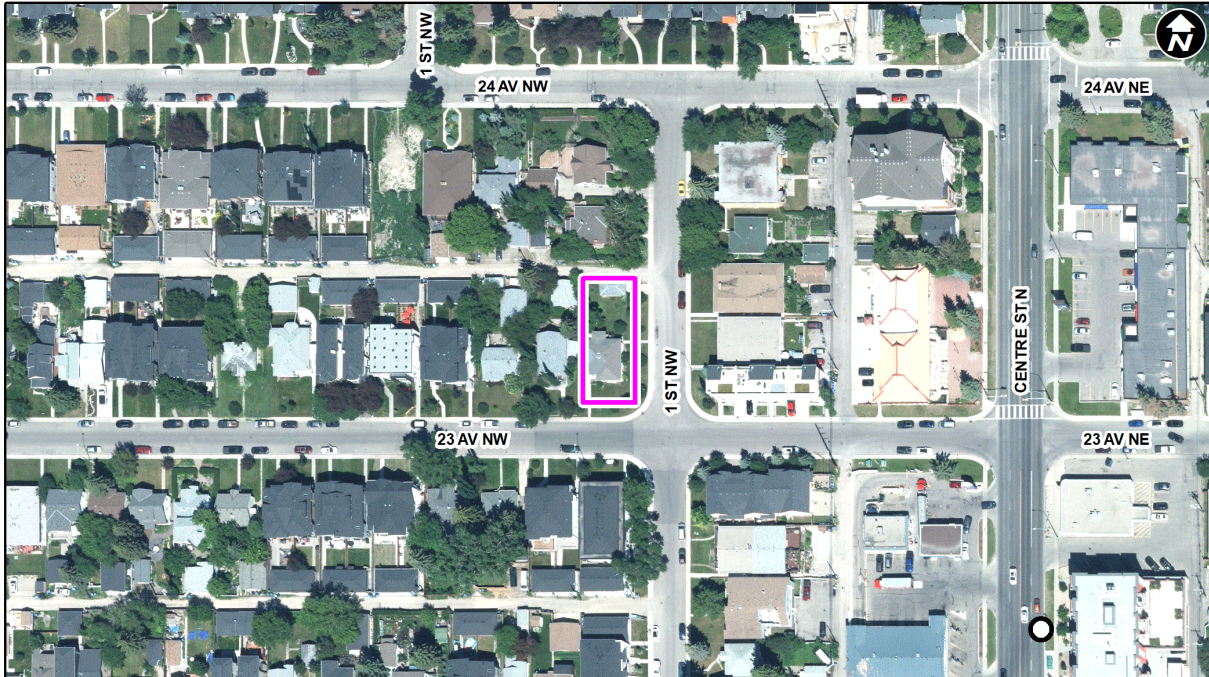
Tuxedo Park	
Peak Population Year	2019
Peak Population	5,326
2019 Current Population	5,326
Difference in Population (Number)	± 0
Difference in Population (Percent)	0.00%

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 primarily for single detached, semi-detached, duplex dwellings and secondary suites. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units. Secondary suites are permitted uses within the R-C2 District.

The proposed R-CG District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, townhouses and rowhouses. The R-CG District allows for a maximum building height of 11 metres and a maximum density of 75 dwelling units per hectare. Based on the site area, this would allow a maximum of four dwelling units.

Secondary suites (one backyard suite or one secondary suite per dwelling unit) are also allowed in the R-CG District and do not count towards allowable density. The parcel would require 0.5 parking stalls per dwelling unit and per secondary suite.

Development and Site Design

The rules of the proposed R-CG District would provide guidance for the future redevelopment of the site including appropriate uses, building height and massing, landscaping and parking. Given the specific context of this corner site, additional items that will be considered through the development permit process include, but are not limited to:

- ensuring an engaging built interface along both 23 Avenue NW and 1 Street NW; and
- mitigating shadowing, overlooking and privacy concerns.

Transportation

Pedestrian access to the site is available from existing sidewalks on 23 Avenue NW and 1 Street NW, classified as Residential Streets. The site is approximately 200 metres (three-minute walk) from 2 Street NW, which has on-street bikeway that provides connections to the 5A (Always Available for All Ages and Abilities) Network.

The site is well served by transit, located less than 100 metres (two-minute walk) west of Centre Street NW, which is classified as an Urban Main Street. Route 3 (Elbow Drive/Centre Street N) provides service along Centre Street N every 20 minutes during peak hours from a bus stop approximately 180 metres (three-minute walk) from the site. Route 300 (BRT Airport/City Centre) and Route 301 (BRT North) provide services from a bus stop approximately 580 metres (10-minute walk) from the site. Route 2 (Killarney/17 Avenue SW/Mt Pleasant) provides service every 20 minutes during peak hours from a bus stop along 4 Street NW, approximately 500 metres (eight-minute walk) from the site. Route 4 (Huntington) and Route 5 (North Haven) provide services every 30 minutes during peak hours along Edmonton Trail, less than 600 metres (10-minute walk) from the site. The site is also within 600 metres (10-minute walk) radius of the future Green Line LRT Station on Centre Street N. Unrestricted on-street parking is available along 23 Avenue NW and 1 Street NW.

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

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary and storm sewer are available to service the site. Details of site servicing and stormwater management will be reviewed in further details at the development permit stage.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation aligns 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)

Administration's 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 located within the Residential – 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 and delivers small and incremental benefits to climate resilience. 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 residential district that provides for modest increase in density in a form that is sensitive to existing residential development in terms of height, scale, and massing.

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 Local category (Map 3: Urban Form) with a Limited building scale modifier (Map 4: Building Scale), which allows for up to three storeys. The LAP speaks to primarily residential uses in the area and encourages a range of housing types. The Limited building scale policies within the Neighbourhood Local category notes that building forms containing three or more units are supported on parcels near an activity centre, on higher activity streets and where the parcel has a rear lane and can accommodate parking on the site.

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