

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northeast community of Tuxedo Park on 29 Avenue NE, west of Edmonton Trail NE. The midblock site is approximately 0.06 hectares (0.14 acres) in size and is approximately 15 metres wide by 37 metres deep. The parcel is currently developed with a single detached dwelling and has lane access along the north and east sides of the site.

Surrounding development consists of a mix of housing types ranging from single and semi-detached dwellings to multi-residential development. The predominant land use districts in the area are Residential – Contextual One / Two (R-C2) Dwelling District and Multi-Residential – Contextual Low Profile (M-C1) District. A small group of commercial uses designated as Direct Control (DC) District and Commercial – Neighbourhood 2 (C-N2) District are located a block north of the subject site along Edmonton Trail NE.

The subject site is located within 50 metres (less than a one-minute walk) of Edmonton Trail NE and 500 metres (eight-minute walk) of Centre Street N. Both are Urban Main Streets and are part of the Primary Transit Network. Two community centres are within a six-minute walk of the site with access to sports fields and several recreational amenities; the Tuxedo Park Community Association is located approximately 200 metres (three-minute walk) to the west and the Winston Heights/Mountview Community Association is located approximately 400 metres (six-minute walk) to the southeast. Georges P. Vanier School is located approximately 500 metres (eight-minute walk) to the northeast.

Community Peak Population Table

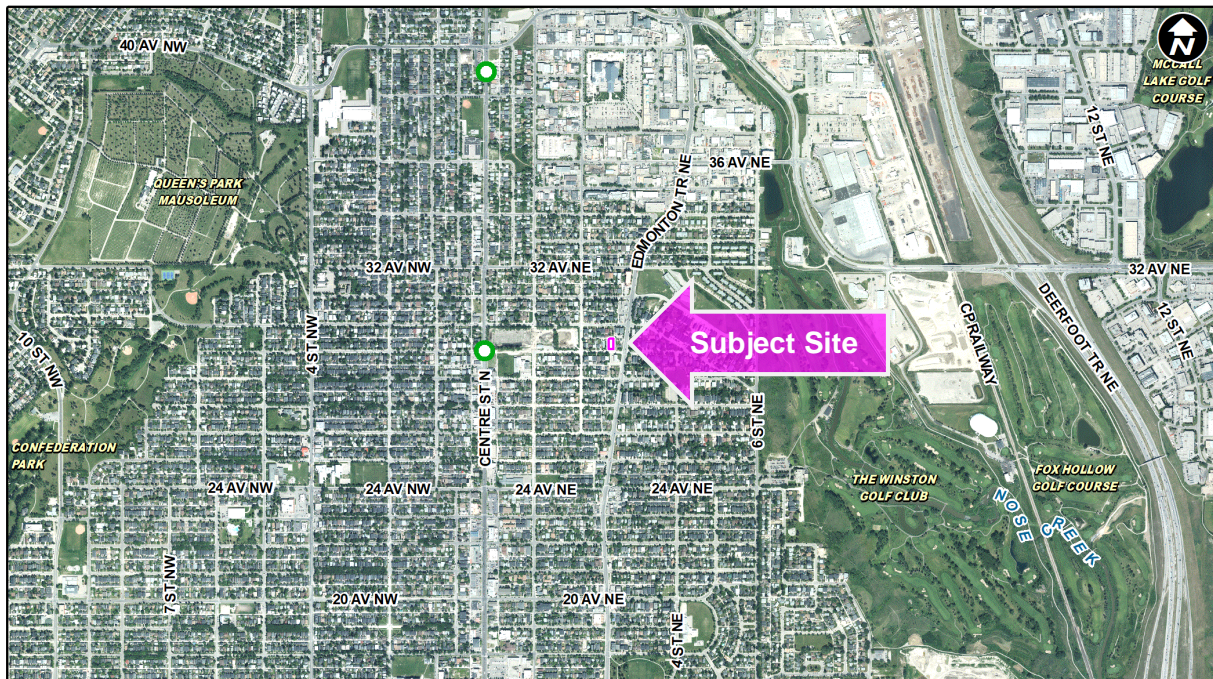
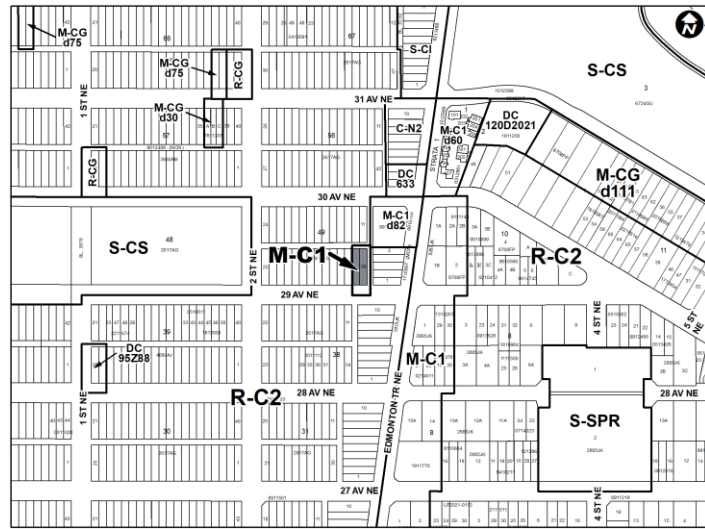
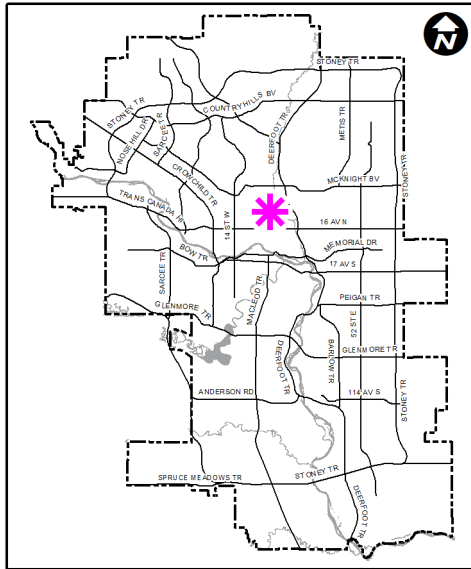
As identified below, the community of Tuxedo Park reached its peak population in 2019.

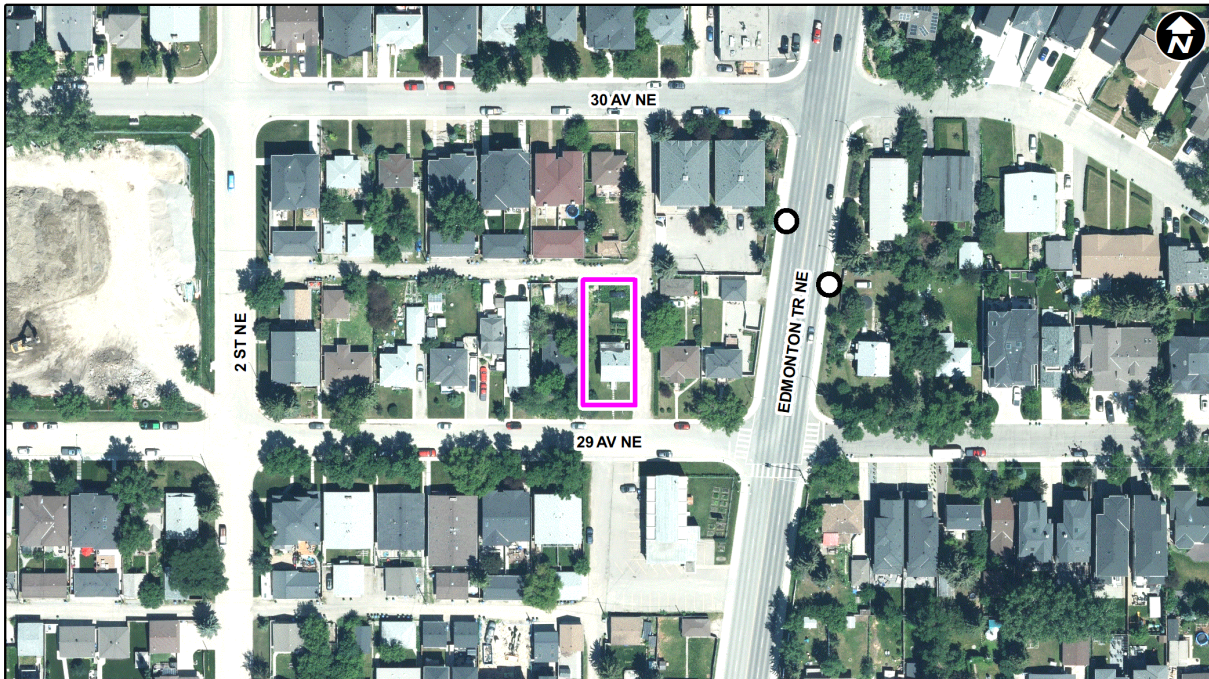
Tuxedo Park	
Peak Population Year	2019
Peak Population	5,326
2019 Current Population	5,326
Difference in Population (Number)	± 0
Difference in Population (Percent)	0%

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 designation in developed areas that is primarily for single detached, semi-detached, duplex homes, and secondary suites. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units on a parcel.

The proposed M-C1 District is a multi-residential designation that is primarily for townhouses and apartment buildings up to a maximum building height of 14 metres (about three to four storeys). The district provides for a maximum density of 148 units per hectare, which based on the subject parcel area would enable up to eight dwelling units. The M-C1 District is intended to be in close proximity or adjacent to low-density residential development and has a range of building setback and massing rules that support contextually sensitive development.

Development and Site Design

If approved by Council, the rules of the proposed M-C1 District will provide basic guidance for the future development of the site including appropriate uses, building height and massing, landscaping and parking. Given the specific context of the site, additional items that will be considered through the development permit process include, but are not limited to:

- ensuring an engaging built interface along the 29 Avenue NE frontage;
- provision of amenity space for individual units;

- building placement, height and transitioning of massing; and
- site appropriate vehicular access, parking and garbage pickup.

Transportation

Pedestrian access to the site is available from existing sidewalks on 29 Avenue NE. An existing on-street bike route, signed and part of the current Always Available for All Ages and Abilities (5A) Network, is located along 1 Street NE, two blocks west of the site. In addition, both 30 Avenue NE and Centre Street N are recommended on-street bikeway priority routes and future 5A Network infrastructure, supporting access to and from the site by alternative transportation modes.

The area is well served by Calgary Transit bus service, including nearby stops located on Centre Street N and on Edmonton Trail NE. Transit stops for Route 3 (Sandstone/Elbow Drive SW) and BRT routes 300 (Airport/City Centre) and 301 (North/City Centre) are located on Centre Street N at 28 Avenue, approximately 550 metres (nine-minute walk) from the site. Transit stops for Route 4 (Huntington) and Route 5 (North Haven) are located on Edmonton Trail NE and 29 Avenue NE, approximately 100 metres (one-minute walk) from the site. The future Green Line LRT will run along Centre Street N, with a station proposed at 28 Avenue N.

Vehicular access to the parcel is currently available from the rear and side lanes. On-street parking adjacent to the site is unrestricted. 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 future development. Details of site servicing and stormwater management will be reviewed 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 subject parcel is located within the Main Streets – Urban Main Street area as identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and intensification of Urban Main Streets to make more efficient use of existing infrastructure, public amenities and transit, and deliver small and incremental benefits to climate resilience. Apartments, mixed use developments and ground oriented housing are encouraged within these areas.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). The proposed redesignation does however provide small and incremental climate benefits by allowing more people to live near existing services and amenities and optimizing existing transit infrastructure. 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 Low – Modified building scale modifier (Map 4: Building Scale), which allows for buildings up to four storeys. This area is intended for primarily residential uses and supports a broad range of housing types and unit structures. The proposed land use amendment is in alignment with the applicable policies of the LAP.