

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of Tuxedo Park on the north side of 31 Avenue NW, between Centre Street N and 1 Street NW. The site is approximately 0.06 hectares (0.14 acres) in size, with dimensions approximately 15 metres wide by 36 metres deep and the site has a considerable slope down towards the southeast corner on 31 Avenue NW. The lane runs along the north and east property lines of the lot. There is currently a single detached dwelling on the site with vehicular access from the lane.

Surrounding development is characterized by a mix of single and semi-detached dwellings as well as a multi-residential development to the east situated on Centre Street N. Centre Street N is designated as an Urban Main Street in the *Municipal Development Plan* (MDP) and part of the Primary Transit Network with nearby transit stops, including Bus Rapid Transit (BRT) and a commercial area 250 metres (four-minute walk) to the south. A future Green Line LRT station is also planned for Centre Street N and 28 Avenue NW, approximately 300 metres (five-minute walk) to the south. The Tuxedo Park Community Association, Corner Playground and green space is 400 metres (six-minute walk) to the southeast.

The schools nearest to the site are:

- Buchanan School (Kindergarten to grade six) is 600 metres (eight-minute walk) to the north;
- George P. Vanier School (grades seven to nine) is 800 metres (12-minute walk or five-minute bicycle ride) to the east; and
- James Fowler High School (grades ten to 12) is 1 kilometre (14-minute walk or four-minute bicycle ride) to the northwest.

Community Peak Population Table

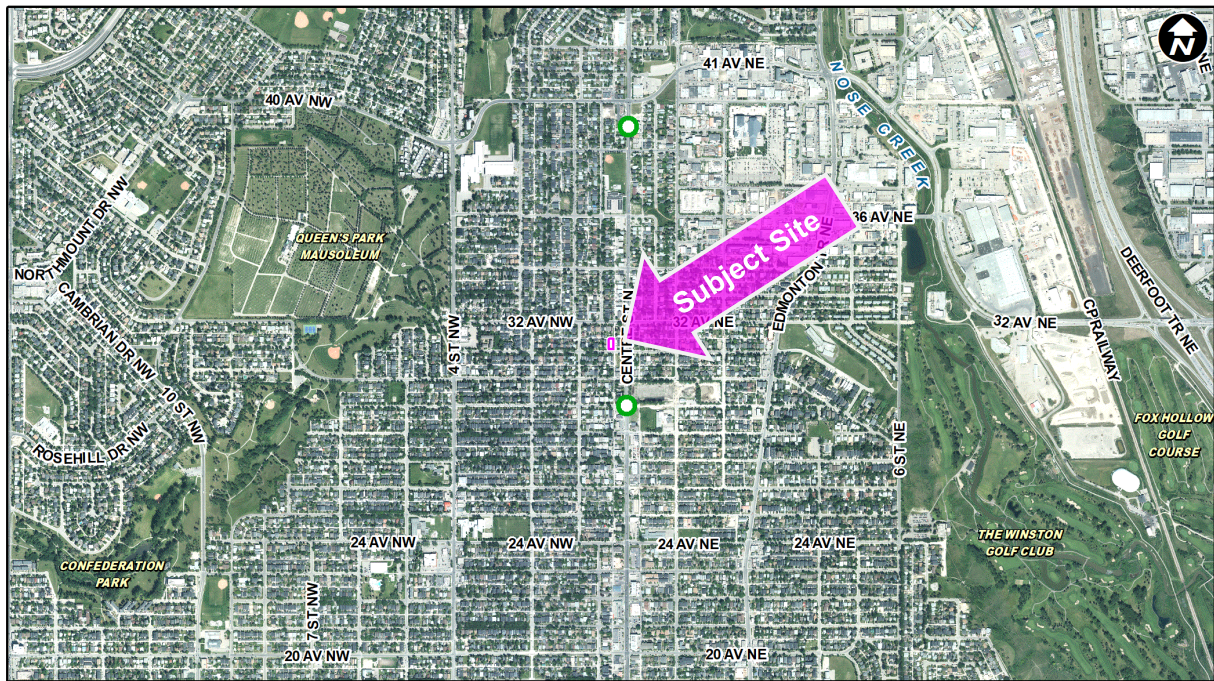
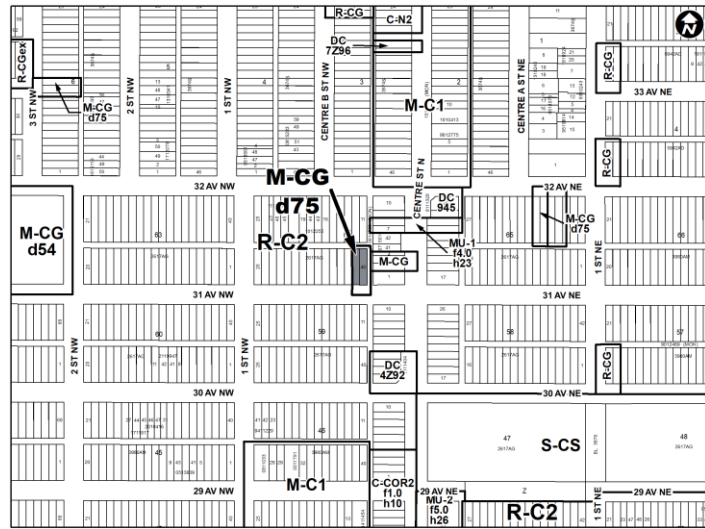
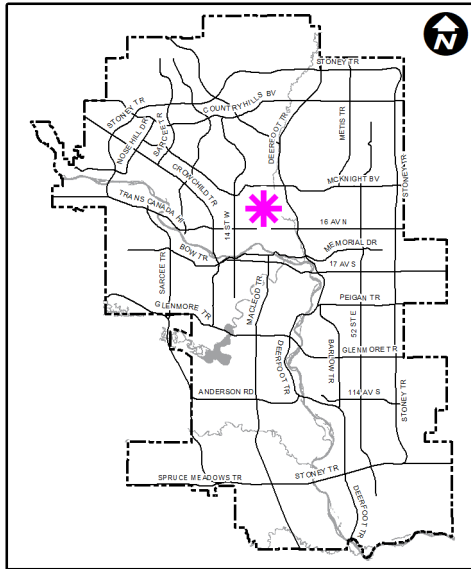
As identified below, the community of Tuxedo Park reached its peak population in 2019.

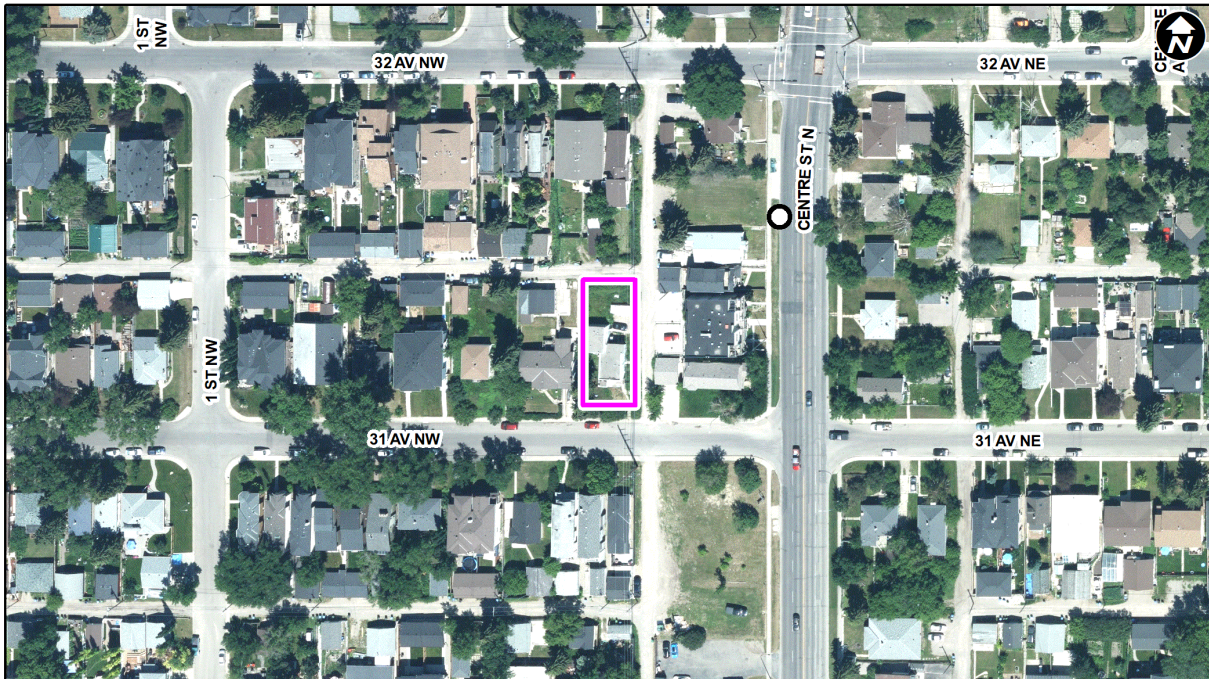
Tuxedo Park	
Peak Population Year	2019
Peak Population	5,326
2019 Current Population	5,326
Difference in Population (Number)	0
Difference in Population (Percent)	0%

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 primarily for single detached, semi-detached and duplex dwellings as well as 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 M-CGd75 District is intended to be similar 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 base M-CG District maximum density is 111 units per hectare. Based on the site area, the M-CG District would normally allow up to six units, however, the density modifier of 75 units per hectare has been applied 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.

An M-CGd75 district is similar to a Residential – Grade-Oriented Infill (R-CG) District in that they both allow for a density of 75 units per hectare. The applicant wished to pursue the M-CGd75 District because it allows for a maximum height of 12 metres (up to three storeys) whereas an R-CG District allows for a maximum of 11 metres building height.

Development and Site Design

The rules of the proposed M-CGd75 District will provide guidance for future 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;
- waste collection and impact mitigation;
- mitigation of shadowing, privacy and visual overlooking; and
- appropriate size and location of landscaping and amenity space.

Transportation

The site is well located with respect to the Always Available for All Ages and Abilities (5A) Network. To the north, 32 Avenue NW is an existing on-street bikeway. On-street bikeways are also available along 1 Street NE to the east and 2 Street NW to the west.

The area is well served by Calgary Transit including the following options:

- Route 3 (Sandstone/Elbow Dr SW) has a stop on Centre Street N and 32 Avenue NW, approximately 120 metres (two-minute walk) to the east; and
- Routes 109 (Harvest Hills Express), 300 (BRT Airport/City Centre) and 301 (BRT North/City Centre) have a stop at Centre Street N and 28 Avenue NW, approximately 300 metres (five-minute walk) to the south.

A future Green Line LRT station is also planned for Centre Street N and 28 Avenue NW, approximately 300 metres (five-minute walk) to the south.

Vehicular access is currently available from the lane. At a future development permit stage, Administration will require vehicular access from the lane. A Transportation Impact Assessment was not required as part of this application.

Environmental Site Considerations

No environmental concerns have been identified.

Utilities and Servicing

Water 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)

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 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)

Administration has reviewed this application in relation to the objectives of the [Calgary Climate Strategy – Pathways to 2050](#) programs and actions. The applicant has committed to providing electric vehicle charging stations as part of a future development permit application. This supports Program F: Zero Emissions Vehicles of the Climate Strategy.

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 within transit station areas, 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 a future transit station area, it is a short walking distance of a Main Street and is laned to accommodate on-site parking with access from the lane.

The parcel is within 600 metres walking distance of the future proposed Green Line station area at 28 Avenue N. LAP policy consideration for being within this area includes supporting a pedestrian friendly and transit friendly urban design and supporting transit supportive uses and intensities.

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