

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northeast community of Tuxedo Park at the southwest corner of Edmonton Trail NE and 28 Avenue NE. The site consists of two parcels with a total area of approximately 0.16 hectares (0.39 acres) and is approximately 41 metres wide by 41 metres deep. Both parcels are currently developed single detached dwellings and have lane access along the west side of the site.

Surrounding development is characterized by a mix of housing types ranging from single and semi-detached dwellings to multi-residential development. Land use in the area consists primarily of the Residential – Contextual One / Two Dwelling (R-C2) District and the Multi-Residential – Contextual Low Profile (M-C1) District. Small-scale commercial developments are located along Edmonton Trail NE two blocks north, and four blocks south of the subject site.

The subject site is located on Edmonton Trail NE and approximately 430 metres (a six-minute walk) east of Centre Street N, which are both identified as Urban Main Streets and part of the Primary Transit Network. The site has good access to parks and open space including two Community Association sites within a short distance. Winston Heights Park and Community Association are approximately 170 metres (a three-minute walk) east and Tuxedo Park and Community Association are approximately 220 metres (a three-minute walk) northwest. Georges P. Vanier School is located approximately 540 metres (an eight-minute walk) to the northeast.

Community Peak Population Table

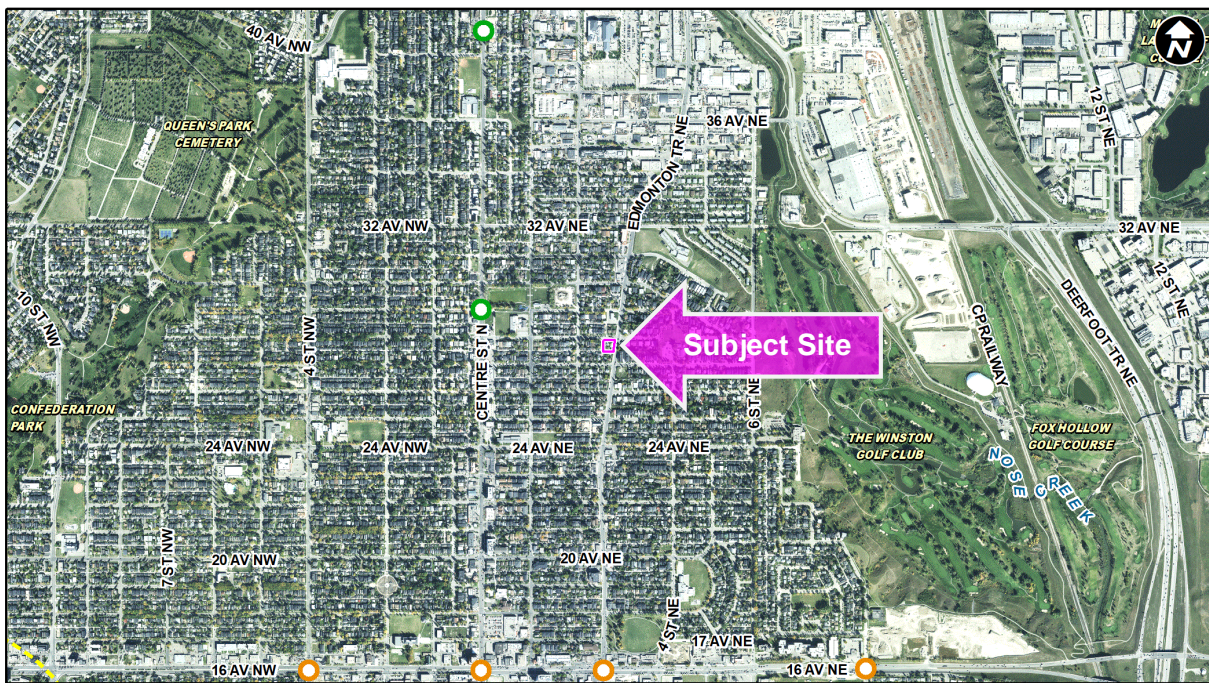
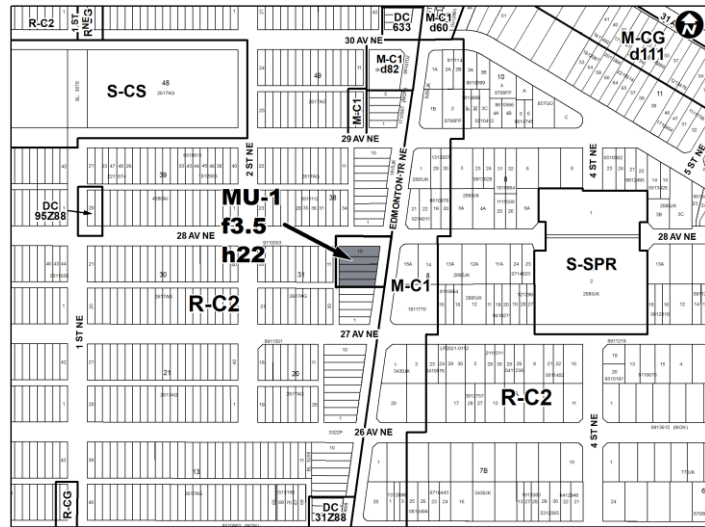
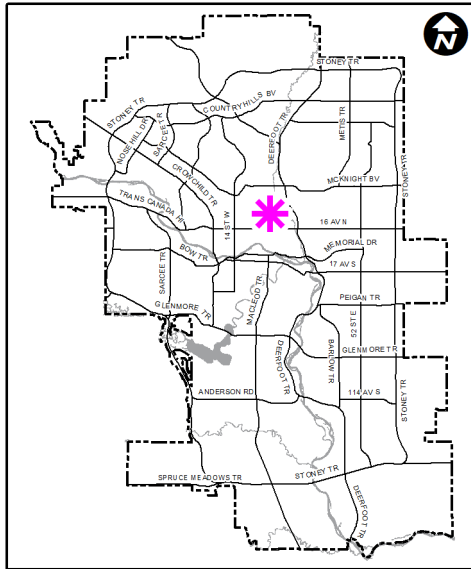
As identified below, the community of Tuxedo Park reached its peak population in 2019.

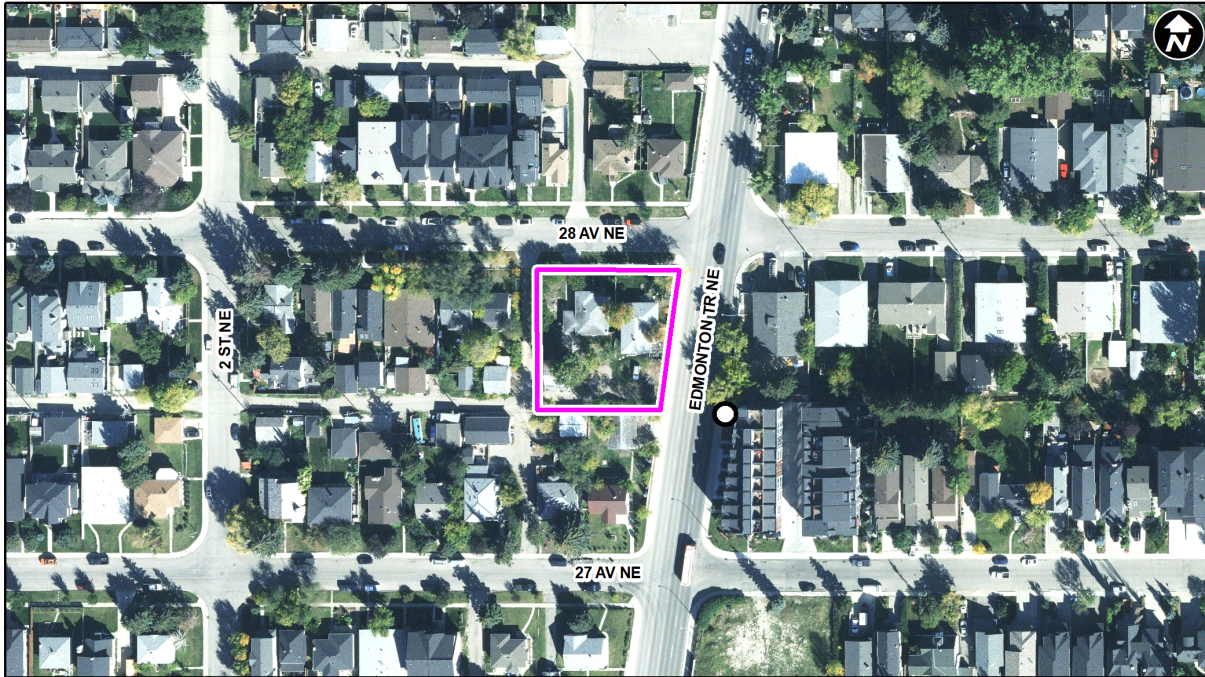
Tuxedo Park	
Peak Population Year	2019
Peak Population	5,326
2019 Current Population	5,326
Difference in Population (Number)	± 0
Difference in Population (Percent)	0%

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

On 2024 May 14, City Council approved Bylaw 21P2024 to redesignate multiple parcels citywide, which will take effect on 2024 August 6. The subject site is included in the bylaw and will be redesignated to the Residential – Grade-Oriented Infill (R-CG) District.

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 Mixed Use – General (MU-1f3.5h22) District is intended for street-oriented development that accommodates both residential and commercial uses at grade. A mix of residential and commercial uses may occur within the same building or multiple buildings. Development should respond to the immediate context by establishing a maximum building height and floor area ratio (FAR). The proposed MU-1f3.5h22 District would allow for a maximum FAR of 3.5 (approximately 5,570 square metres) and a maximum building height of 22 metres (approximately six storeys). The MU-1 District does not have a maximum density, and since no density modifier is proposed, the maximum number of dwelling units would be dependent on unit size.

Development and Site Design

If approved by Council, the rules of the proposed MU-1f3.5h22 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 are being considered through the development permit process include, but are not limited to:

- creating an engaging built interface along both 28 Avenue NE and Edmonton Trail NE;
- establishing the layout and configuration of dwelling units and amenity space;
- determining building placement, height and massing;
- providing safe vehicular access;
- allocating waste and recycling facilities; and
- mitigating shadowing, privacy, and overlooking.

Transportation

Pedestrian access to the site is available from existing sidewalks on Edmonton Trail NE and 28 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 site has good access to transit service, with routes located along Edmonton Trail NE and Centre Street N. Transit stops for Routes 4 (Huntington) and 5 (North Haven) are available on Edmonton Trail NE within 100 metres (a two-minute walk) of the site. Northbound and southbound routes along Centre Street N are available within 480 metres of the site (a seven-minute walk), and include the following:

- Route 3 (Sandstone/Elbow Drive SW);
- Route 62 (Hidden Valley Express);
- Route 64 (MacEwan Express);
- Route 109 (Harvest Hills Express);
- Route 116 (Coventry Hills Express);
- Route 142 (Panorama Express);
- Route 300 (BRT Airport/City Centre); and
- Route 301 (BRT North/City Centre).

The nearest planned station for the future Green Line LRT is directly west of the site at 28 Avenue and Centre Street N, or approximately 430 metres (a six-minute walk). Vehicular access to the parcel is currently available from 28 Avenue NE and the adjacent lane. Upon redevelopment of the site, access would only be permitted from the lane. On-street parking adjacent to the site is currently 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 services are available to the site. Details of site servicing, as well as appropriate stormwater management are being considered and reviewed as part of the development permit application.

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 parcels are located within the Main Streets – Urban Main Street Area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and intensification around Urban Main Streets to make more efficient use of existing infrastructure, public amenities, and transit service. Apartments, mixed-use developments and ground-oriented housing are encouraged. The proposed MU-1f3.5h22 District would allow for an appropriate increase in residential density and building scale transition from the higher-activity Main Street to low-density areas. The opportunity for at-grade commercial can also contribute to providing continuous, active, transparent edges to the adjacent streets. The proposed land use amendment is in alignment with the applicable policies of the MDP.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#) programs and actions. Further opportunities to align development of this site with applicable climate strategies are being explored and encouraged through the development permit review.

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 Flex urban form category (Map 3: Urban Form) with a Low building scale modifier (Map 4: Building Scale), which allows for up to six storeys. Development in Neighbourhood Flex areas should support a range of residential and commercial uses in street-oriented buildings. The building scale policies in the LAP note that when adjacent parcels have different scale modifiers, development should provide an appropriate transition that considers the neighbourhood context. The proposed land use amendment is in alignment with the applicable LAP policies.