

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Tuxedo Park on the south side of 28 Avenue NW and approximately 50 metres (less than a one-minute walk) west of Centre Street N. The parcel is approximately 15 metres wide by 36 metres deep with an approximate size of 0.06 hectares (0.14 acres) with lane access from the side and rear.

Surrounding development is characterized by mix of commercial and residential developments. Parcels to the north, west and south are comprised of a range of single detached, semi detached and low-rise multi-residential developments designated as Multi-Residential – Contextual Low Profile (M-C1) District. The parcels to the east along Centre Street N are occupied by commercial businesses including convenience stores and offices designated as the Commercial – Corridor 2 (C-COR2) District. Centre Street N is classified as an Urban Main Street within the *Municipal Development Plan* (MDP).

The site is close to public transit and amenities. The major commercial corridor of Centre Street N contains a wide variety of businesses and forms part of the Primary Transit Network, including Bus Rapid Transit (BRT) stops within 100 metres (a two-minute walk) of the subject site.

Community Peak Population Table

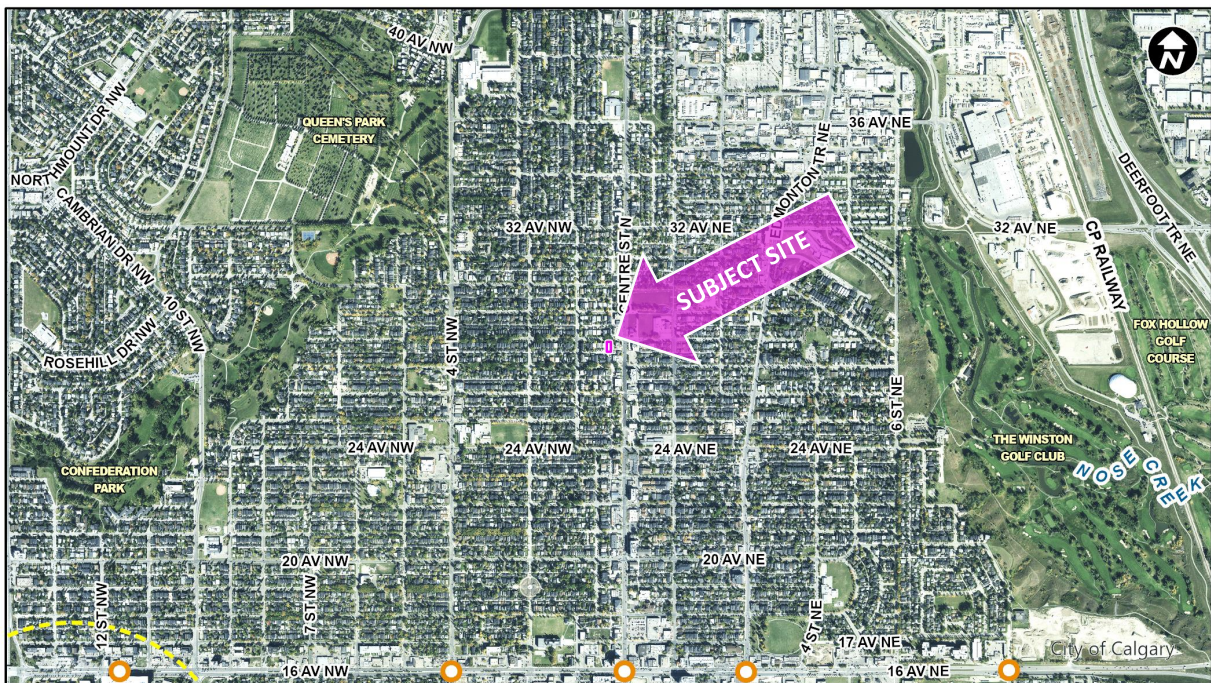
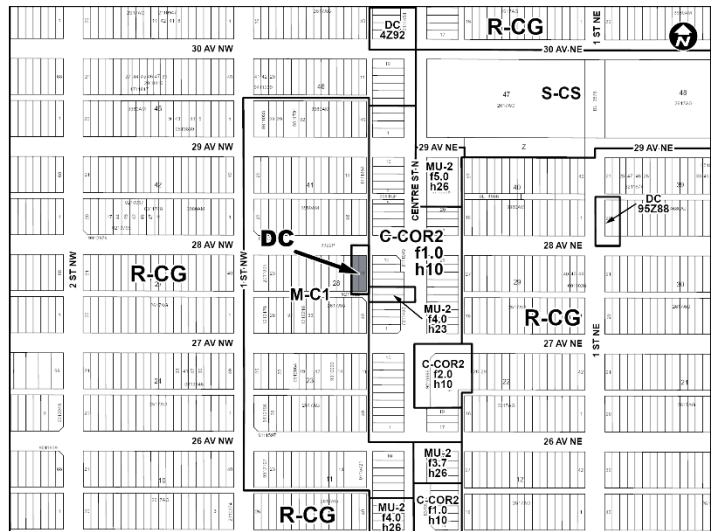
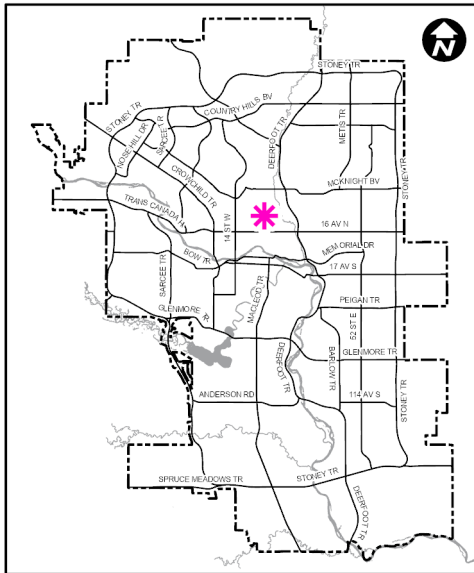
As identified below, the community of Tuxedo Park reached its peak population in 2019.

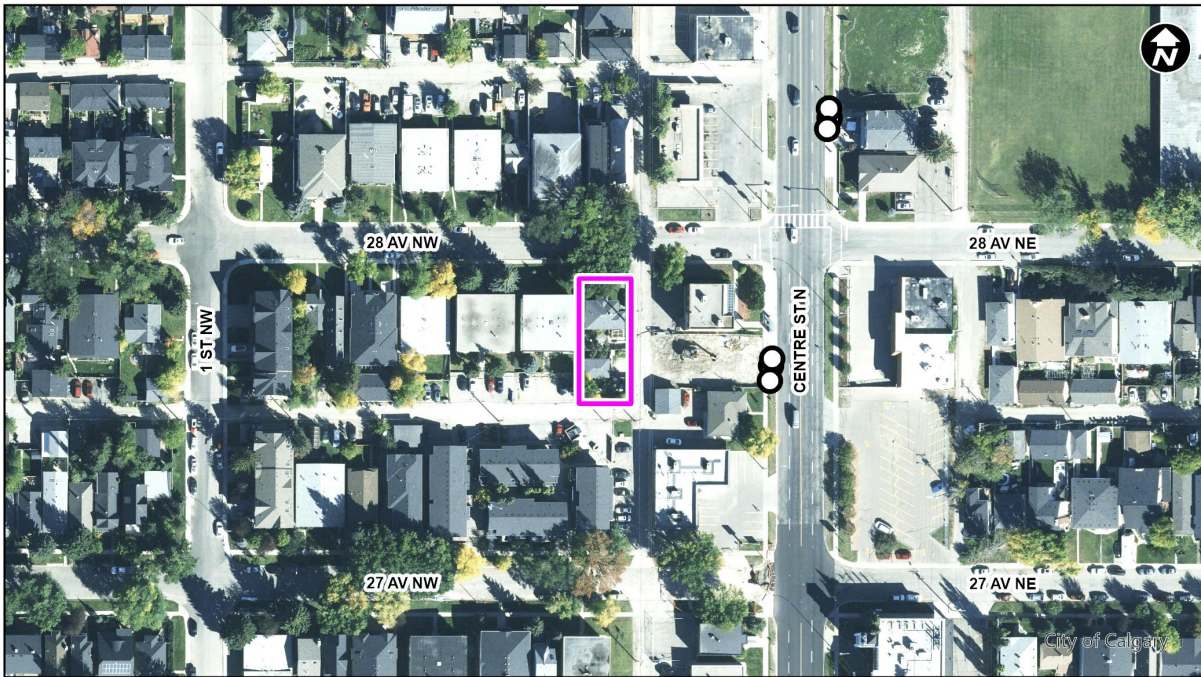
Tuxedo Park	
Peak Population Year	2019
Peak Population	5,326
2019 Current Population	5,326
Difference in Population (Number)	0
Difference in Population (Percent)	0%

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 M-C1 District accommodates multi-residential developments with higher numbers of dwelling units and higher traffic generation than low density residential land use districts. The M-C1 District allows for a maximum density of 148 units per hectare and a maximum building height of 14.0 metres (approximately four storeys).

The proposed Direct Control (DC) District is based on the existing M-C1 District with the additional discretionary use of Office. All existing rules and regulations in the M-C1 District would be maintained, including height and density allowable for any new buildings. The DC District is intended to allow for the additional use of Office within the existing building.

Pursuant to Section 20 of the Land Use Bylaw 1P2007, this application for a DC District has been reviewed by Administration and the use of a DC District is necessary due to the unique characteristics of a commercial use being proposed within an existing residential building. This proposal allows for the applicant's intended Office use while maintaining the M-C1 District base. The same result could not be achieved through the use of a standard land use district in the Land Use Bylaw.

The proposed DC District includes a rule that allows the Development Authority to relax Section 6 of the DC District bylaw. Section 6 incorporates the rules of the base district in Bylaw 1P2007 where the DC District does not provide for specific regulation. In a standard district, many of these rules can be relaxed if they meet the test for relaxation of Bylaw 1P2007. The intent of this

DC District rule is to ensure that rules of Bylaw 1P2007 that regulate aspects of development that are not specifically regulated in this DC District can also be relaxed in the same way that they would be in a standard district.

Development and Site Design

The rules of the proposed DC District and the *North Hill Communities Local Area Plan* (LAP) would provide guidance for future development of the site. A discretionary use development permit would be required to enable the Office use allowed by the DC District. Details such as parking and site access will be reviewed and determined through the development permit process.

Transportation

Pedestrian access to the site is available via sidewalk on 28 Avenue NW and vehicular access to the site will be from the adjacent lanes only. The site location also provides cycling connectivity to existing on-street bikeways on the Always Available for All Ages and Abilities (5A) Network along 2 Street NW. In addition, there are recommended on-street bikeway priority routes along Centre Street N to the east as per the 5A Network plan.

The area is well serviced by Calgary Transit. The site is located within 100 metres (a two-minute walk) away from transit stops for Route 3 (Sandstone/Elbow Dr SW), Route 109 (Harvest Hills Express), Route 300 (BRT Airport/City Centre) and Route 301 (BRT North/City Centre) located on Centre Street N and 28 Avenue N.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary sewer, and storm sewer mains are available to this site. Future details for servicing and waste collection facilities 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 [Municipal Development Plan](#) (MDP) identifies the subject site located within the Urban Main Street typology identified on Map 1: Urban Structure in the Municipal Development Plan (MDP). Urban Main Streets are strategic growth areas that are intended to provide for compact and high-quality urban development, with a mix of uses.

The proposed land use amendment is in keeping with relevant policies in 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](#). 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 building scale modifier (Map 4: Building Scale), which allows for up to six storeys. The LAP speaks to primarily residential uses in the area but notes that some small-scale commercial opportunities may be accommodated.

The LAP also identifies the site as forming part of the 28 Avenue N Transit Station Area Transition Zone. This area is envisioned to be a mixed-use activity node of moderate activity and density that transitions to lower-scale, primarily residential areas. The proposed land use amendment is in alignment with the applicable policies of the LAP.