

Background and Planning Evaluation

Background and Site Context

The subject site is located along 32 Avenue NE in the community of Tuxedo Park. It is approximately 0.13 hectares (0.32 acres) in size, with dimensions of approximately 27 metres wide by 47 meters deep. The site is comprised of two parcels, each currently developed with a one-storey single detached dwelling and accessory buildings that are accessed from the rear lane.

The surrounding area is generally designated as Residential – Grade-Oriented Infill (R-CG) District and the predominate type of development is one-storey bungalow-style homes. There are several sites designated as Multi-Residential – Contextual Grade-Oriented (M-CG) District in close proximity, including the two sites immediately adjacent to the east.

Centre Street N is located approximately 100 metres (a two-minute walk) west of the site and Edmonton Trail NE is located approximately 430 metres (an eight-minute walk) east of the site. Both are considered Urban Main Streets and part of the Primary Transit Network, as identified in the *Municipal Development Plan* (MDP). They include transit infrastructure and higher density developments with a mix of uses that support the community including residential, commercial and institutional. Educational and recreational facilities are also located nearby. George P. Vanier School (grades six to nine) is 450 metres (an eight-minute walk) to the east, the Tuxedo Park Community Association and playfields are 250 metres (a three-minute walk) south of the site. The site is also within 500 metres radius (a seven-minute walk) of the future 28 Avenue N Green Line LRT station located along Centre Street N.

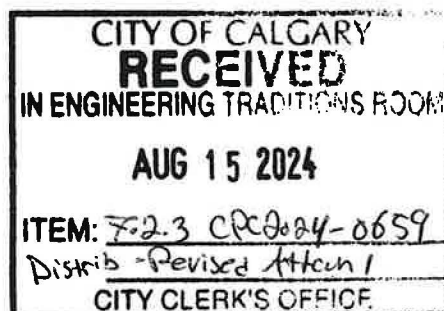
Community Peak Population Table

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](#).





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-CG District is primarily for grade-oriented development in the form of rowhouse buildings, townhouses, duplex and semi-detached dwelling and cottage housing clusters. This District allows for a maximum building height of 11 metres and a maximum allowable density of 75 units per hectare. Based on the subject site parcel area, this would allow for up to nine dwelling units. Secondary suites are a permitted use within the R-CG District.

The proposed Multi-Residential – Contextual Grade-Oriented (M-CGd78) District, a multi-residential district for the Developed Area, is intended to be in close proximity to low density residential development. It allows for a range of multi-residential development of low density and low height including townhouses, fourplexes and duplexes. The maximum building height is 12 metres (up to three storeys).

A density modifier of 78 units per hectare has been applied to this land use district to accommodate a three-storey multi-residential development with 10 dwelling units and 10 secondary suites providing a moderate increase in density near a transit oriented area in close proximity to the Primary Transit Networks along Centre Street N and Edmonton Trail NE. Secondary and backyard suites are allowed in the M-CGd78 District and do not count towards the allowable density.

Development and Site Design

The rules of the proposed M-CGd78 District would provide guidance for the future redevelopment of the site including appropriate uses, building height and massing, site coverage, landscaping and parking.

Given the specific context of this site, additional items that will be considered through the development permit process include, but are not limited to:

- the layout, configuration and number of dwelling units;
- parking and site access; and
- mitigation of shadowing and privacy impacts.

Transportation

Pedestrian access to the site is available via sidewalk on 32 Avenue NE and vehicular access to the site will be from the rear lane. The site location also provides excellent cycling connectivity to several existing on-street bikeways on the Always Available for All Ages and Abilities (5A) Network along 32 Avenue NE and 1 Street NE.

The area is well serviced by Calgary Transit. Route 3 (Sandstone/Elbow Dr SW) is located approximately 150 meters (a three-minute walk) west of the site along Centre Street N. Route 4 (Huntington), Route 5 (North Haven) and Route 69 (Deerfoot Centre) are located approximately 470 metres (an eight-minute walk) east of the site along Edmonton Trail NE. A future Green Line LRT station is planned at Centre Street N and 28 Avenue NE within a 500 metre radius (a seven-minute walk) from the site.

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 service the subject site. Details of site servicing, as well as appropriate stormwater management will be considered and reviewed as part of any 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 parcel is located within an Urban Main Street Area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). Urban Main Street areas support a high level of residential and employment intensification that emphasize a walkable pedestrian environment. This area should contain a range of commercial, employment and housing that accommodates a diverse range of people. Building forms including apartment buildings, mixed-use developments and ground oriented housing are encouraged.

The proposal is in keeping with the relevant MDP policies as the M-CGd78 District is a Multi-Residential District that allows for low height and low density grade-oriented development compatible with low density residential development.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Strategy – Pathways to 2050](#). Further opportunities to align the 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 – 2020)

The subject site is part of the [North Hill Communities Local Area Plan](#) (LAP). Map 3: Urban Form, identifies the site within a Residential - Neighbourhood Local Urban Form Category. This residential category supports small commercial and work from home opportunities. In Map 4: Building Scale, the site is located within a Limited Scale Modifier which supports buildings of three storeys or less. As shown in Map 2: Community Characteristics and Attributes, the site is within 600 metres of a future Green Line LRT Station.

The proposed M-CGd78 District is in alignment with the Neighbourhood Local policies in the LAP as the site is within walking distance to two Urban Main Streets, access is provided from a rear lane and the proposed height and density are compatible with policies in the Urban Form Category.