

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of Tuxedo Park west of Centre Street N, between 30 Avenue NW and 31 Avenue NW. The site consists of five parcels with a total area of approximately 0.24 hectares (0.59 acres) and is approximately 79 metres wide by 27 metres deep. Four parcels are vacant and one parcel (southern parcel on 30 Avenue NW) is occupied by one commercial building. All parcels have lane access from the north-south rear lane along the western property line of the subject site.

Surrounding development is characterized by a mix of commercial development, low-density residential, public park/open spaces, and infill multi-residential development. Currently there are five sites designated with mixed-use land use district in proximity to the site, within 500 metres to the south. Small-scale commercial developments are located along Centre Street N two blocks north and one block south of the subject site.

The subject site is located on Centre Street NW, which is identified as an Urban Main Street and part of the Primary Transit Network. The site has good access to parks and open spaces including Tuxedo Park, the Community Association, and two school sites. Tuxedo Park and the Community Association site is located approximately 300 metres (a five-minute walk) southeast. The Buchanan School site (Kindergarten to Grade 6) is located approximately 700 metres (a 12-minute walk) to the north. George P. Vanier School (Grade 7 to Grade 9) is located approximately 850 metres (a 14-minute walk) to the northeast.

Community Peak Population Table

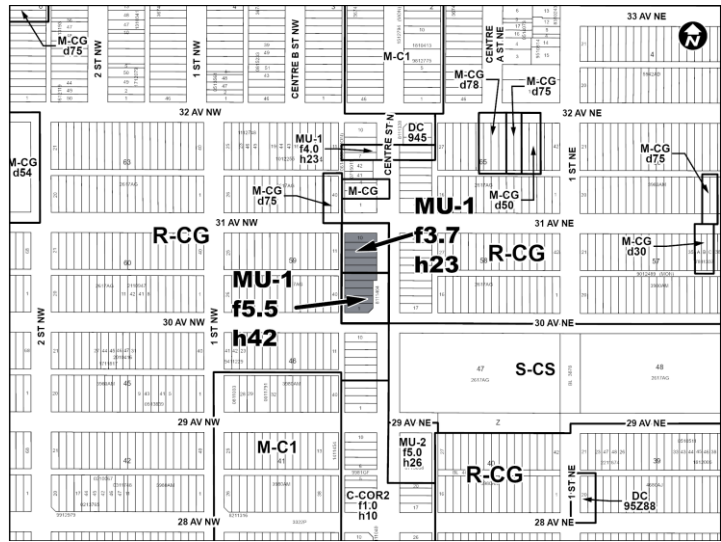
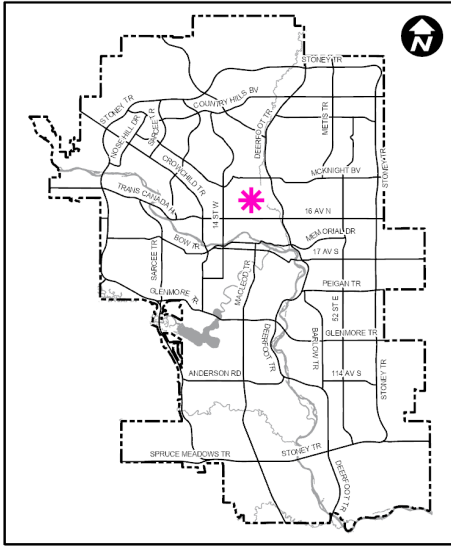
As identified below, the community of Tuxedo Park reached its peak population in 2019.

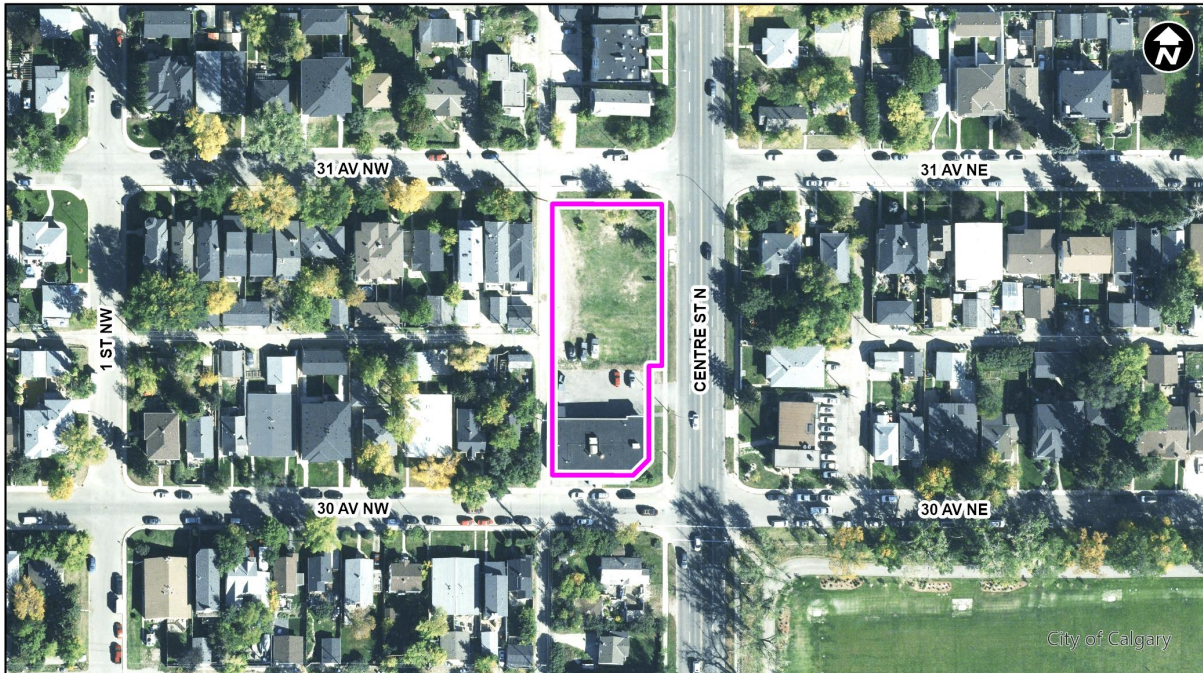
Tuxedo Park	
Peak Population Year	2019
Peak Population	5,326
2019 Current Population	5,326
Difference in Population (Number)	0
Difference in Population (Percent)	0%

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 subject site currently has two different land uses. Three of the five parcels that compose the subject site are currently designated as R-CG. The remaining two parcels, located in the southern portion of the subject site, are currently designated as Direct Control (DC) District ([Bylaw 4Z92](#)).

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 area of the three parcels designated as R-CG, this would allow for up to 11 dwelling units. Secondary suites are a permitted use within the R-CG District.

The existing DC District ([Bylaw 4Z92](#)) is based on the C1-A Local Commercial District of Bylaw 2P80, which is intended primarily for commercial purposes. The DC allows for permitted and discretionary uses of the base district excluding the following uses: medical clinics, restaurants, veterinary clinics, automotive services, liquor stores, and billiard parlours.

The proposed Mixed Use – General Districts (MU-1f3.7h23 north of the lane and MU-1f5.5h42 south of the lane) are 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-1f3.7h23 District for the portion of the site located north of the lane would allow for a maximum FAR of 3.7 (approximately 8,557 square metres) and a maximum building height of 23 metres (approximately six storeys). The proposed MU-1f5.5h42 District for the portion of the site located south of the lane would allow for a maximum FAR of 5.5 (approximately 12,746 square metres) and a maximum building height of 42 metres (approximately 12 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-1 Districts and 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 Centre Street N;
- establishing the layout and configuration of dwelling units, potential commercial uses 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 Centre Street N, 30 Avenue NW and 31 Avenue NW. Motor vehicle access to the site is available from the north-south rear lane along the western property line of the site. The site is well positioned with respect to the City's Always Available for All Ages and Abilities (5A) pathway and bikeway network. To the east, 1 Street NE includes an on-street bikeway.

The site is located adjacent to high quality transit service on Centre Street N. Several bus routes stop on Centre Street N at 28 Avenue North, including two BRT routes (bus rapid transit). These include Route 3 (Sandstone / Elbow Drive), Route 109 (Harvest Hills 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 located approximately 200 metres (a three-minute walk) south of the site on Centre Street N at 28 Avenue NE. There are no on-street parking restrictions on 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 the site. Details of site servicing, as well as appropriate stormwater management will be 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-1f3.7h23 and MU-1f5.5h42 Districts 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 subject site is also situated in the Developed Residential - Inner City area where development should focus on intensification, supporting increased commercial development to provide retail and service uses in close proximity to residents, and encouraging at-grade retail to provide continuous, active, transparent edges to streets and public spaces. 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](#). 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 Commercial urban form category (Map 3: Urban Form) with a Low building scale modifier (Map 4: Building Scale) in the northern portion of the site, which allows for up to six storeys; and a Mid building scale modifier in the southern portion of the site, which allows for up to 12 storeys. Development in Neighbourhood Commercial areas should support mixed-use development with street-facing commercial uses on the ground facing the higher activity street. 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.