

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northern community of Tuxedo Park east of Centre Street N along 21 Avenue NE. It consists of two parcels with a combined area of approximately 0.20 hectares (0.50 acres) and a rectangular shape that is approximately 53 metres long by 38 metres deep with lanes on the west and south side of the site. Each parcel is currently developed with a single detached dwelling and a detached garage and has lane access at the rear or side.

Surrounding development to the north, east and south of the site is primarily a mix of single detached, semi-detached and multi-family buildings designated as Multi-Residential – Contextual Low Profile (M-C1) District. The parcels west of the site along Centre Street N are Direct Control Districts to accommodate a mix of commercial and multi-residential development. A five-story mixed-use building and two three-story apartments are located immediately across the lanes on the west and south sides of the site.

The site is centrally located in a developed area that is well serviced by public transit and amenities. It is approximately 45 metres (a one-minute walk) to Centre Street N on the west, approximately 325 metres (a five-minute walk) to Edmonton Trail NE on the east, and approximately 530 (a nine-minute walk) to 16 Avenue NE to the south. All three streets are identified as Urban Main Streets in the *Municipal Development Plan (MDP)* and provide numerous routes of the Primary Transit Network and a broad variety of local retail, service and recreation uses.

Community Peak Population Table

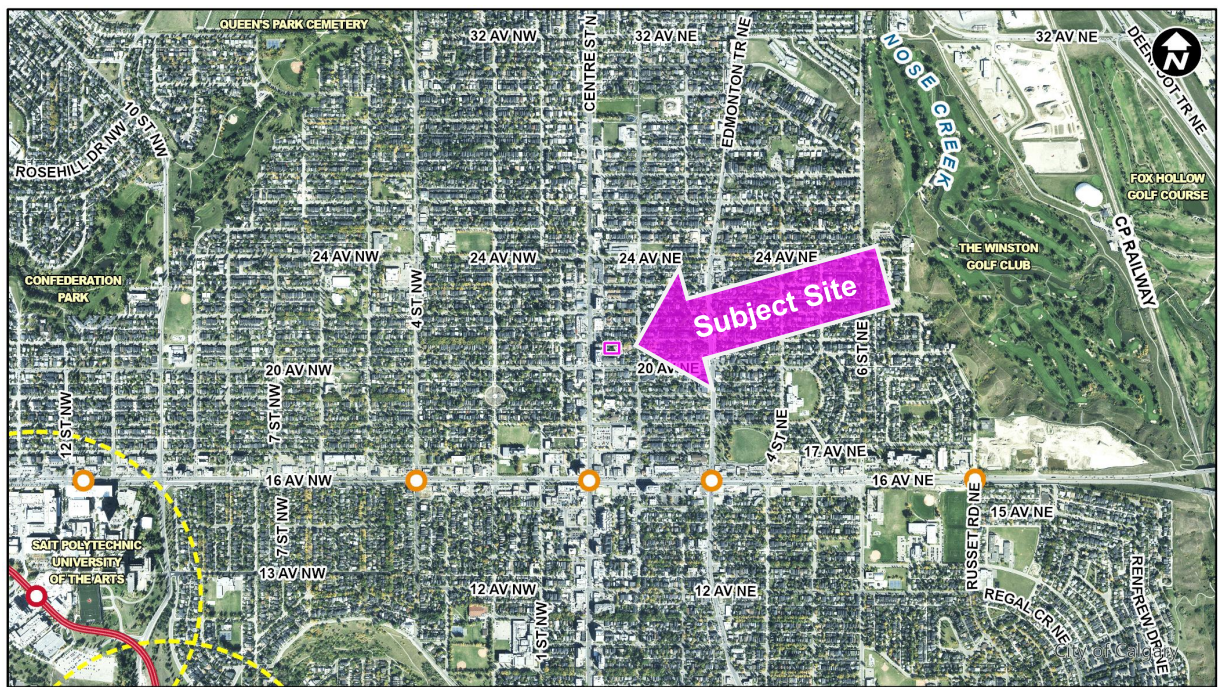
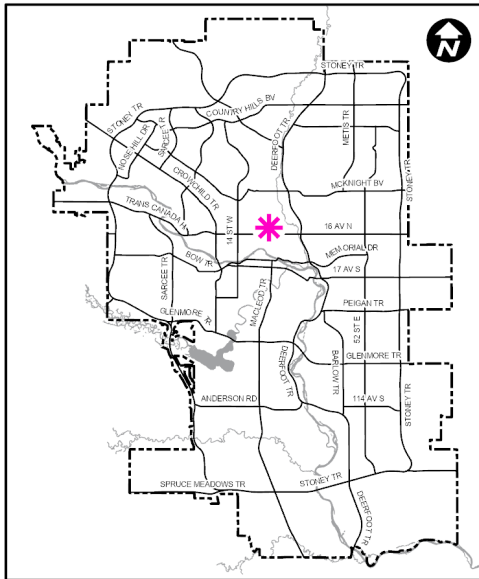
As identified below, the community of Tuxedo Park reached its peak population in 2019.

Tuxedo Park	
Peak Population Year	2019
Peak Population	5,326
2019 Current Population	5,326
Difference in Population (Number)	0
Difference in Population (Percent)	0.00%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Tuxedo Park Profile](#).

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing M-C1 District is intended for multi-residential development in the developed area in a variety of forms with low height and medium density. The M-C1 allows for a maximum building height of 14.0 metres and a maximum density of 148 units per hectare. Based on the size of the site, it would allow up to 30 residential units.

The proposed Multi-Residential – Contextual Medium Profile (M-C2d296) District accommodates multi-residential development with higher numbers of dwelling units and traffic generation than the M-C1 District. The M-C2 District allows for a maximum floor area ratio of 2.5 and a maximum building height of 16.0 metres (approximately four storeys). The M-C2 District does not have a maximum density; however, the applicant proposes a maximum density of 296 units per hectare to ensure certainty of unit count for the community. This would allow up to 60 units on site.

The proposed M-C2d296 District is intended to be applied in close proximity, or adjacent to low density residential development and supports varied building heights and front setback areas in a manner that reflects the immediate context. This land use typology is typically located along transit corridors or near community nodes.

Development and Site Design

The rules of the proposed M-C2d296 District would provide guidance for the future redevelopment of the site including building height, massing, landscaping and parking. Given the specific context of this site, additional items that are being considered through the development permit process include, but are not limited to:

- interface with the adjacent residential parcels;
- interface with the lanes, including parkade access;
- mitigating shadowing, overlooking and privacy concerns; and
- implementation of the climate resilience initiatives.

Transportation

The parcel is well served by Calgary Transit, with numerous routes running along Centre Street N with a stop less than 150 metres (a three-minute walk) from the site. The following routes are available on Centre Street N: 3 (Sandstone/Elbow Dr SW), 109 (Harvest Hills Express), 300 (BRT Airport/City Centre), 301 (BRT North/City Centre), 62 (Hidden Valley Express), 64 (MacEwan Express), 116 (Coventry Hills Express), 142 (Panorama Express).

Street parking is restricted on both sides of 21 Avenue NE. With respect to the Always Available for All Ages and Abilities (5A) Network, an existing on-street bikeway is less than 150 metres on 1 Street NE east of the site. A future proposed on-street bikeway will be on Centre Street N, less than 50 metres from the site.

Centre Street N is classified as an Urban Boulevard in this location, and 21 Avenue NE is classified as a residential road in the *Municipal Development Plan (MDP)*.

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 sewer are available to serve future development on the subject site. Details of site servicing and storm water management 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 subject site is located within the Developed Residential – Inner City area identified on Map 1: Urban structure in the [Municipal Development Plan](#) (MDP). The MDP policy encourages a high level of residential intensification near Main Street areas and adjacent to Primary Transit Network corridors to support transit ridership and make efficient use of existing infrastructure and public amenities. The subject site is in close proximity to Centre Street N, Edmonton Trail NE and 16 Avenue N, which all are identified as being part of Urban Main Street and Primary Transit Network in the MDP. This proposal is in alignment with MDP policies.

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 rough-ins for future solar panel installation, EV Charging and rooftop community garden planters as part of the proposed development permit application. This supports the Renewable energy, Zero emission vehicles, and Natural infrastructure sections (Program D, F and K) of the *Climate Strategy*.

North Hill Communities Local Area Plan (Statutory – 2021)

The [North Hill Communities Local Area Plan](#) (LAP) identifies this site as being part of the Neighbourhood Local urban form category with Low building Scale (Map 3: Urban Form and Map 4: Building Scale) allowing up to 6 storey development, which is higher than what would be possible under the proposed M-C2 District. The LAP recognizes a primarily residential use for this area and encourages a broad range and mix of housing types, unit structures and forms. Buildings containing three or more units should be supported in the area near or adjacent to a Main Street, and where the parcel has a rear lane and parking can be accommodated on site. The proposed land use amendment is in keeping with the LAP policies.