

Planning and Development Services Report to  
Calgary Planning Commission  
2026 February 26

ISC: UNRESTRICTED  
CPC2026-0162  
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**Land Use Amendment in Tuxedo Park (Ward 7) at 1914 and 1918 Centre Street NE, LOC2025-0217**

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**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.13 hectares  $\pm$  (0.31 acres  $\pm$ ) located at 1914 and 1918 Centre Street NE (Plan 2129O, Block 12, Lots 4, 5 and a portion of 6) from Direct Control (DC) District to Mixed Use – Active Frontage (MU-2f4.3h24) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2026  
FEBRUARY 26:**

That Council give three readings to **Proposed Bylaw 43D2026** for the redesignation of 0.13 hectares  $\pm$  (0.31 acres  $\pm$ ) located at 1914 and 1918 Centre Street NE (Plan 2129O, Block 12, Lots 4, 5 and a portion of 6) from Direct Control (DC) District to Mixed Use – Active Frontage (MU-2f4.3h24) District.

**HIGHLIGHTS**

- This land use amendment seeks to redesignate the subject property to allow for a six-storey mixed-use development.
- The proposal allows for an appropriate building form and set of uses along the Centre Street Main Street and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *North Hill Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? This application would provide more housing and commercial options for inner city living with access to alternative transportation modes and would allow for more efficient use of existing infrastructure.
- Why does this matter? The proposal would enable additional residential, commercial and employment opportunities that will further enhance and activate this part of Centre Street N.
- A development permit (DP2025-06335) for a six-storey mixed-use building has been submitted and is under review.
- There is no previous Council direction regarding this proposal.

**DISCUSSION**

This land use amendment application, in the northwest community of Tuxedo Park was submitted by CivicWorks on behalf on the landowner, 2517193 Alberta Ltd. (Nathan Jones), on 2025 October 31.

The project area is comprised of two parcels with a combined area of approximately 0.13 hectares (0.31 acres) and located on the southeast corner of the intersection between Centre Street N and 19 Avenue NE. The site is located directly adjacent from a transit stop on the Centre Street Main Street and approximately 300 metres (a five-minute walk) from the 16 Avenue Main Street.

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As indicated in the Applicant Submission (Attachment 2), the proposed land use district enables a mid-rise development designed to be compatible with surrounding land uses and in alignment with the LAP policies for this area. A development permit (DP2025-06335) for a six-storey mixed-use building with four at-grade commercial units and 67 dwelling units above was submitted on 2025 November 10 and is under review by Administration.

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

**ENGAGEMENT AND COMMUNICATION**

- Outreach was undertaken by the Applicant
- Public/interested parties were informed by Administration

**Applicant-Led Outreach**

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant reached out to the Ward 7 Councillor's Office and Tuxedo Park Community Association (CA). The applicant also installed signage on the property and delivered informational brochures to surrounding residents within a 200 metre radius. The Applicant Outreach Summary can be found in Attachment 3.

**City-Led Outreach**

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received nine letters of opposition from the public. The letters of opposition included the following areas of concern:

- increased density;
- increased traffic and parking issues;
- impact on existing laneway access;
- impact to property values;
- building scale and massing;
- loss of mature trees; and
- location of main entrance for residential units.

No comments from the CA were received. Administration contacted the CA to follow up and no response was received.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate and in alignment with applicable MDP and LAP policies. The building and site design, number of units and on-site parking are reviewed as part of the development permit application.

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Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use amendment will be posted on-site and mailed to adjacent landowners. In addition, Commission’s recommendation and the date of the Public Hearing will be advertised.

**IMPLICATIONS**

**Social**

The proposed application enables the continuation of development in the community of Tuxedo Park and provides for additional housing choice. The development of these lands may enable a more efficient use of land infrastructure and support surrounding uses and amenities while introducing the location of additional amenities for the community and greater area.

**Environmental**

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies are being explored and encouraged with the development permit review.

**Economic**

The proposed land use amendment would enable the development of dwelling units and commercial space. The development would provide housing opportunity, supports local business and employment opportunities within Tuxedo Park.

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known risks associated with this proposal.

**ATTACHMENTS**

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
- 4. Proposed Bylaw 43D2026**
- 5. CPC Member Comments**
- 6. Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform