

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Tuxedo Park at the corner of Centre Street N and 19 Avenue NE. The subject site is comprised of two lots, with a combined area of approximately 0.13 hectares (0.31 acres). The northern lot is approximately 38 metres deep and 20 metres wide. The southern lot is approximately 35 metres deep and 15 metres wide as a result of the 3.81 metres public realm setback along Centre St N. The setback was taken from the basic right-of-way and subdivided from the southern lot. The property is currently developed with a one-storey building previously used as a commercial office with rear lane access.

Surrounding development is characterized by a mix of commercial and residential uses along Centre Street N, designated Direct Control (DC) District. Residential uses located east of the parcel, in the form of multi-residential and single detached dwellings, are designated Multi-Residential – Contextual Low Profile (M-C1) District. The property located directly to the east is a three-storey multi-residential building and the property located directly south of the site is currently undeveloped. A Safeway grocery store is located to the south approximately 200 metres (a three-minute walk) from the subject site.

The site is located on an Urban Main Street, Centre Street N, which has a variety of commercial amenities and access to transit stops. The site is also approximately 300 metres (a five-minute walk) from 16 Avenue NW, also an Urban Main Street, which also hosts a variety of commercial amenities. The MAX Orange BRT transit stop is located on 16 Avenue NW, and a future Green Line LRT station is proposed at 16 Avenue NW and Centre Street N.

Community Peak Population Table

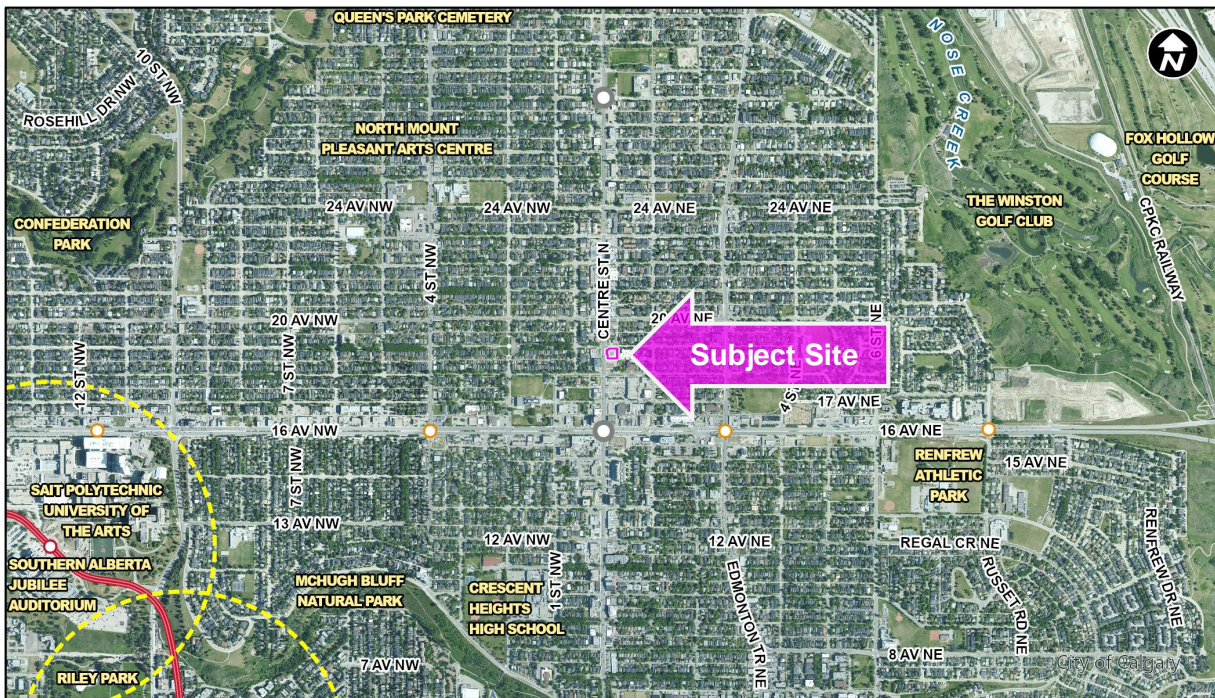
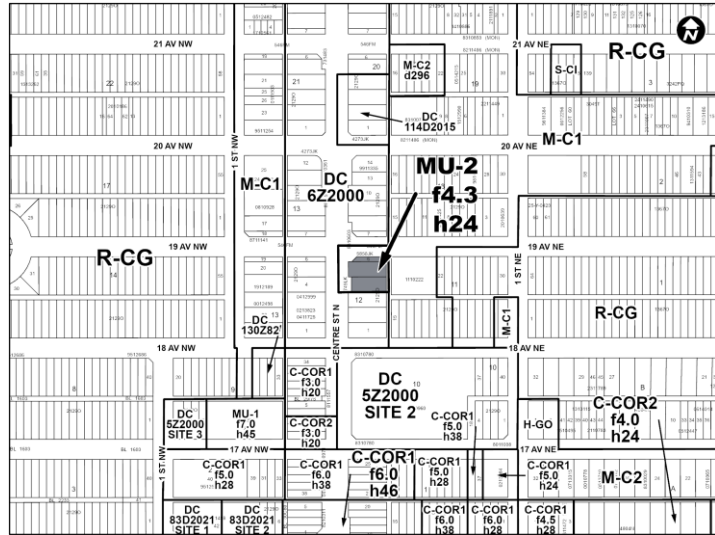
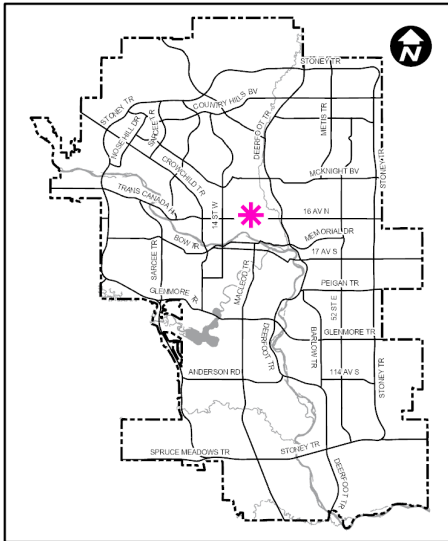
As identified below, the community of Tuxedo Park reached its peak population in 2019.

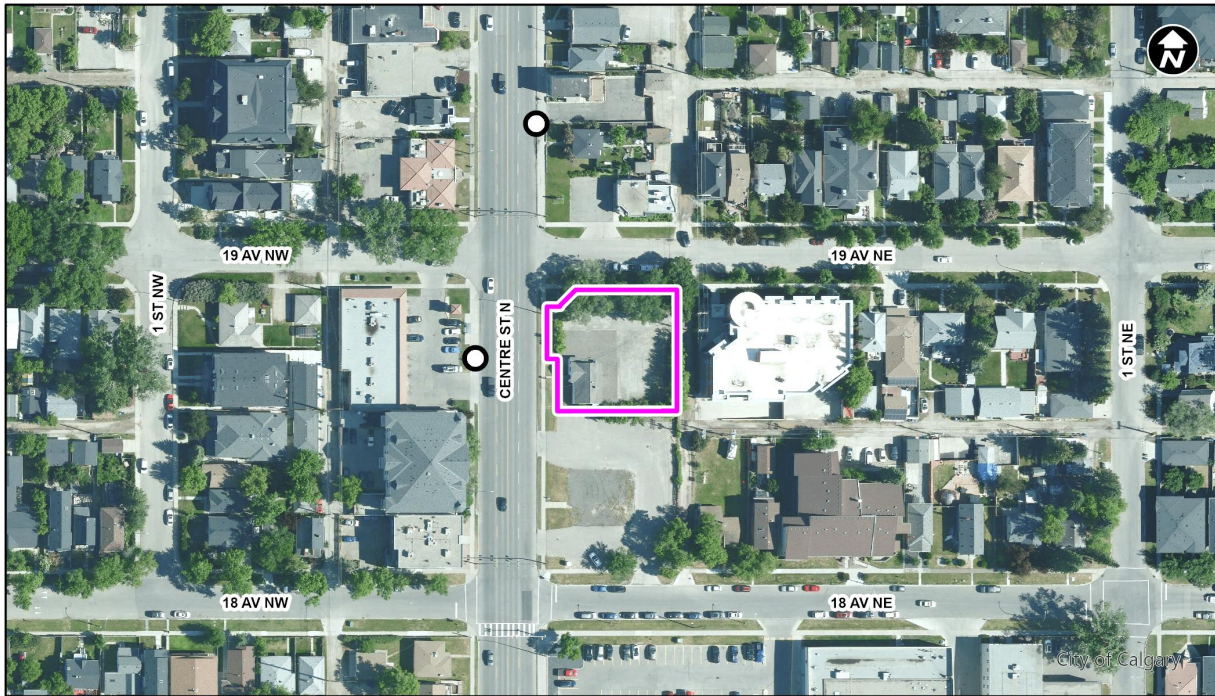
Tuxedo Park	
Peak Population Year	2019
Peak Population	5,326
2019 Current Population	5,326
Difference in Population (Number)	0
Difference in Population (Percent)	0.00%

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 Direct Control (DC) District ([Bylaw 6Z2000](#)) is based on the C-2(12) General Commercial District of the previous Land Use Bylaw 2P80. The C-2(12) District is intended to allow for a wide variety of retail commercial and personal service uses at moderate intensity which serve areas beyond the surrounding community. The DC District added a variety of discretionary residential uses. The current district allows for a maximum building height of 12 metres and a maximum floor area ratio (FAR) of 2.0.

The proposed Mixed Use – Active Frontage (MU-2f4.3h24) District is intended to accommodate street-oriented mix-use developments including a requirement that active commercial uses be located at grade along the commercial street to promote street level activity. The proposed land use will allow for a maximum building height of 24 metres (approximately six storeys) and an FAR of 4.3 (approximately 5,446 square metres).

The proposed development will require commercial uses on the ground floor that are oriented towards Centre Street N and allow residential dwelling units above grade. This creates a continuous block face design and promotes a mix of commercial and residential uses within the same building. The height and FAR modifiers being proposed provide design controls that respond to the local context.

Development and Site Design

The rules of the proposed MU-2f4.3h24 District, along with the policies of the *North Hill Communities Local Area Plan* (LAP), provide guidance for the future redevelopment of the site, including appropriate uses, building height and massing, landscaping and parking. Other key factors that are being considered during the review of the development permit application include, but are not limited to:

- public realm enhancements within the 3.81 metre bylaw setback along Centre Street N in alignment with the Main Street policies;
- interface with the lane, including vehicle access and the location of waste facilities;
- mix of uses within the building; and
- appropriate amenity space for the residents.

Transportation

Pedestrian access to the subject site is available from existing sidewalks along Centre Street N and 19 Avenue NE. To the east, an existing on-street bikeway is available on 1 Street NE, providing access to the Always Available for All Ages and Abilities (5A) Network within 150 metres from the site.

The parcel is well served by Calgary Transit, with a transit stop located directly adjacent from the subject site along Centre Street N, servicing Route 3 (Sandstone/Elbow Drive SW). A bus stop servicing Route 300 (BRT Airport/City Centre) is located approximately 200 metres (a three-minute walk) to the south along Centre Street N. Located approximately 250 metres (a four-minute walk) south of the property along Centre Street N services Route 3 (Sandstone/Elbow Drive SW), Route 62 (Hidden Valley Express), Route 64 (MacEwan Express), Route 109 (Harvest Hills Express), Route 116 (Coventry Hills Express) and Route 142 (Panorama Express). The MAX Orange BRT transit stop is also located on 16 Avenue NW, and a future Green Line LRT station is proposed at 16 Avenue NW and Centre Street N.

On street parking is available on 19 Avenue NE with restrictions on the eastbound lane during 6:00 a.m. – 6:00 p.m. from Monday to Saturday.

A Transportation Impact Assessment (TIA) was not required as part of the land use amendment application. However, the applicant has submitted a TIA and parking study as part of the related development permit application.

Environmental Site Considerations

No environmental concerns were identified through this application. As part of the related development permit application, a Phase I Environment Site Assessment has been requested by Administration.

Utilities and Servicing

Water main, sanitary and storm sewer main are available to service the site. As part of the related development permit application, Administration has requested a Fire Flow Letter and Sanitary Servicing Study.

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.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Urban Main Street area identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage a higher intensity of residential, employment and retail uses with active street frontages and a walkable pedestrian environment.

The proposal is in keeping with relevant policies, as the MU-2 District provides an active street environment by requiring retail and service uses at-grade with residential and office uses on upper floors, and ensures intensification in a sensitive manner by reduced setbacks from public sidewalks.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objective 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 approval stages.

North Hill Communities Local Area Plan (Statutory – 2021)

The subject site is located within the [North Hill Communities Local Area Plan](#) (LAP), Map 3: Urban Form, Neighbourhood Commercial and Active Frontage areas along Centre Street N. Map 4: Building Scale identifies this area as Mid (up to 12 Storeys) which is intended to accommodate buildings of 12 storeys or less. Neighbourhood Commercial and Active Frontage areas are applied to areas of the highest commercial activity in the LAP and are characterized by a wide range of commercial uses. Buildings should be oriented to the street with units that support commercial uses on the ground floor facing the higher activity street, with a range of uses behind or located above.

In accordance with the LAP, Figure 13: 16 Avenue N Station Area, the subject site is also within the Core Zone area. This station area is expected to have the highest level of activity and greatest development intensity in the Plan area. The Core Zone polices indicate the subject site should have a minimum building height of four storeys.

The proposal is in alignment with the applicable policies of the LAP.