

Land Use Amendment in Tuxedo Park (Ward 7) at multiple addresses, LOC2025-0184

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.13 hectares \pm (0.32 acres \pm) located at 3013 and 3019 Centre Street NW (Plan 3980AM, Block 46, Lots 6 to 10) from Residential – Grade-Oriented Infill (R-CG) District to Mixed Use – Active Frontage (MU-2f6.5h42d708) District.

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

That Council give three readings to **Proposed Bylaw 44D2026** for the redesignation of 0.13 hectares \pm (0.32 acres \pm) located at 3013 and 3019 Centre Street NW (Plan 3980AM, Block 46, Lots 6 to 10) from Residential – Grade-Oriented Infill (R-CG) District to Mixed Use – Active Frontage (MU-2f6.5h42d708) District.

HIGHLIGHTS

- This application proposes a land use amendment to accommodate commercial and residential uses in a street oriented-oriented building with commercial uses required at street level.
- The proposal aligns 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 proposal would enable the opportunity for a mix of uses on the subject site with active commercial uses on the ground floor and residential uses on floors above.
- Why does this matter? The proposed land use provides Calgarians with diverse housing and access to commercial uses in an appropriate and desirable location.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, in the NW community of Tuxedo Park, was submitted by Urbanopia Design on behalf of the landowner, Chessor Holdings Ltd., on 2025 September 19. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), the development vision for the site is to provide an opportunity for a future mixed use residential and commercial building along an Urban Main Street.

The approximately 0.13 hectare (0.32 acre) site is located at the southwest corner of the intersection of Centre Street NW and 30 Avenue NW. It consists of two separate parcels and is currently developed with two existing single detached homes. The subject site fronts Centre Street NW along the east property line and is adjacent to an existing multi-residential development along the south property line. The site shares a rear lane along the west property

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line with single detached residential developments to the west. Surrounding development includes a mix of residential, multi-residential and commercial development.

The proposed MU-2 District enables residential and commercial uses and accommodates a mid-rise development designed to be compatible with surrounding land uses, and requires commercial storefronts at grade to create a street-oriented building.

The proposed district is appropriate given the site's location along Centre Street N, which is identified in City policy as a growth corridor where increased height, density, and mixed-use development are encouraged. The proposed scale enables efficient use of serviced land, supports transit ridership, and contributes to housing supply while maintaining active, pedestrian-oriented frontages at grade. The MU-2 District also allows for appropriate transition and design responses to adjacent residential areas through development permit review.

A detailed 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 corresponded with and offered to make an in-person presentation to the Tuxedo Park Community Association (CA). Additionally, the Applicant went door-to-door and delivered postcards to surrounding residences and business within a 100-metre radius to discuss the application with residents. 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.

One comment was received seeking clarification which did not express support or opposition. The Tuxedo Park CA responded to circulation indicating they generally support higher density development in close proximity to Centre Street N; however, noted concerns related to the height proposed here, as well as some future development permit related items. The CA response has been included as part of Attachment 4.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use amendment application 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.

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IMPLICATIONS

Social

The proposed application enables the continuation of development in the community of Tuxedo Park and provides a land use framework for mixed use development on this site which enriches the housing choices and provides additional commercial opportunities.

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 the site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

The ability to develop a 10 to 11-storey mixed-use development may increase transit ridership and help create a viable transit-oriented node around the proposed 28 Avenue N Green Line LRT Station, while helping to capitalize on current and future transit investment.

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. Community Association Response
- 5. Proposed Bylaw 44D2026**
- 6. CPC Member Comments**
- 7. Public Submission**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform