

Background and Planning Evaluation

Background and Site Context

The subject site at 3013 and 3019 Centre Street NW is situated in Tuxedo Park on the west side of Centre Street – a key north-south Urban Main Street in the established area. The site is approximately 0.13 hectares in size (0.32 acres) and is approximately 40 metres wide by 32 metres deep. The site is currently developed with existing low-density residential uses and has rear lane access.

Surrounding land uses include Residential – Grade Oriented Infill (R-CG) District, Mixed Use – General (MU-1) and Mixed Use – Active Frontage (MU-2) Districts, along with the Commercial – Corridor 2 (C-COR2) District. To the north and south along Centre Street N is an evolving mix of low and mid-scale residential and commercial developments consistent with the corridor’s status as an Urban Main Street. Immediately east of the subject site is Tuxedo Park’s namesake park and the Tuxedo Park Community Association building, which includes recreational amenities accessible to the public. Centre Street N is a key part of the Primary Transit Network, with the nearest future Green Line LRT station planned at 28 Avenue N only 150 metres (a two-minute walk) south of the subject site along the corridor, enhancing access to wider city amenities.

In a broader context, the Tuxedo Park community has experienced several land use changes in recent years, reflecting incremental growth and a shift toward more diverse housing forms within established areas. This includes amendments in the immediate area to accommodate additional residential intensification where appropriate along Centre Street N.

Community Peak Population Table

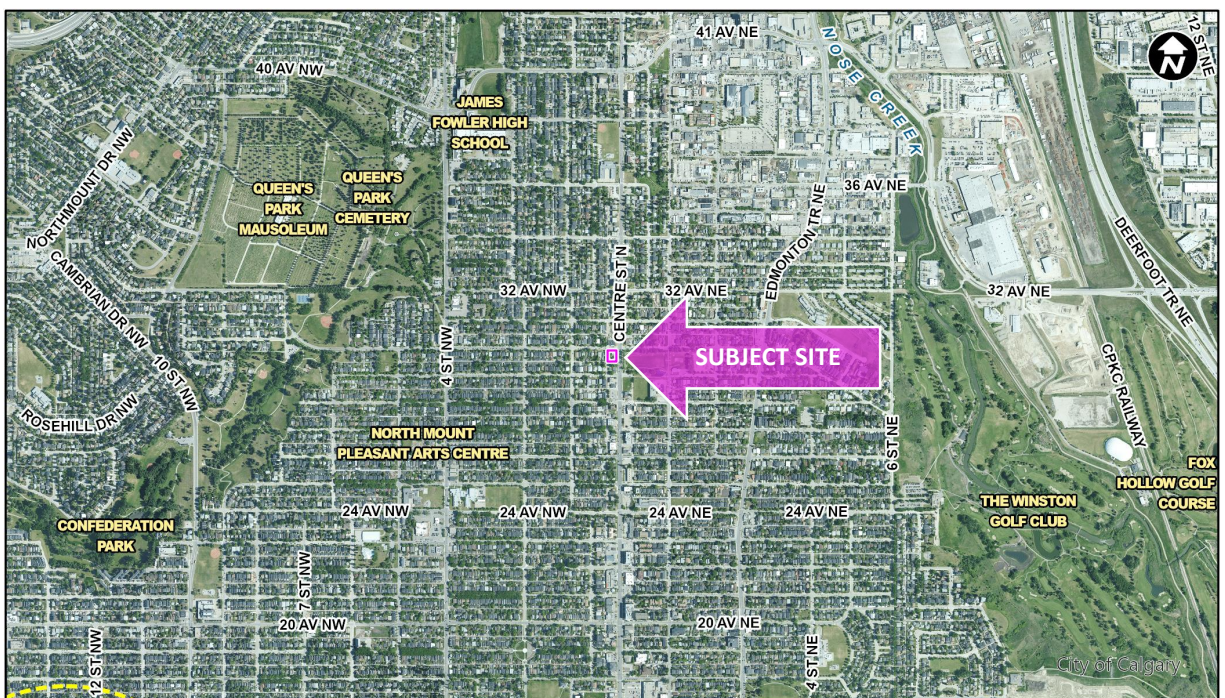
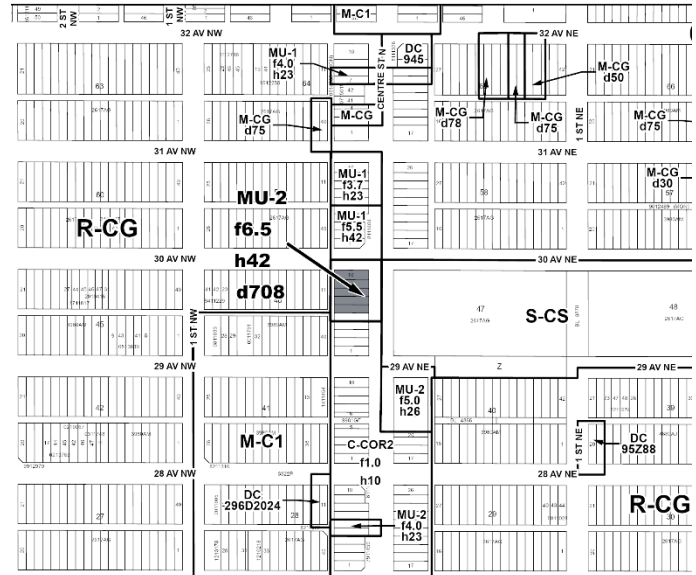
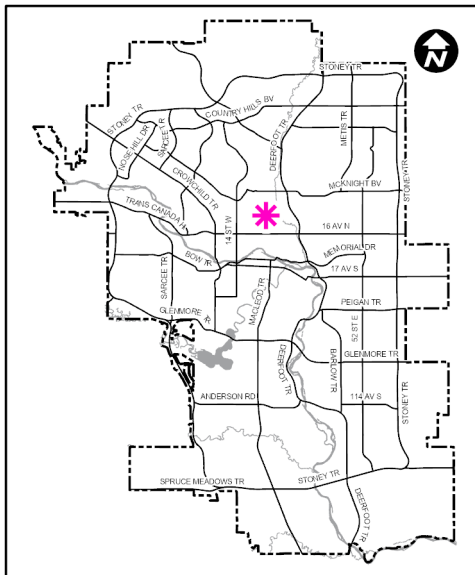
As identified below, the community of Tuxedo Park reached its peak population in 2019.

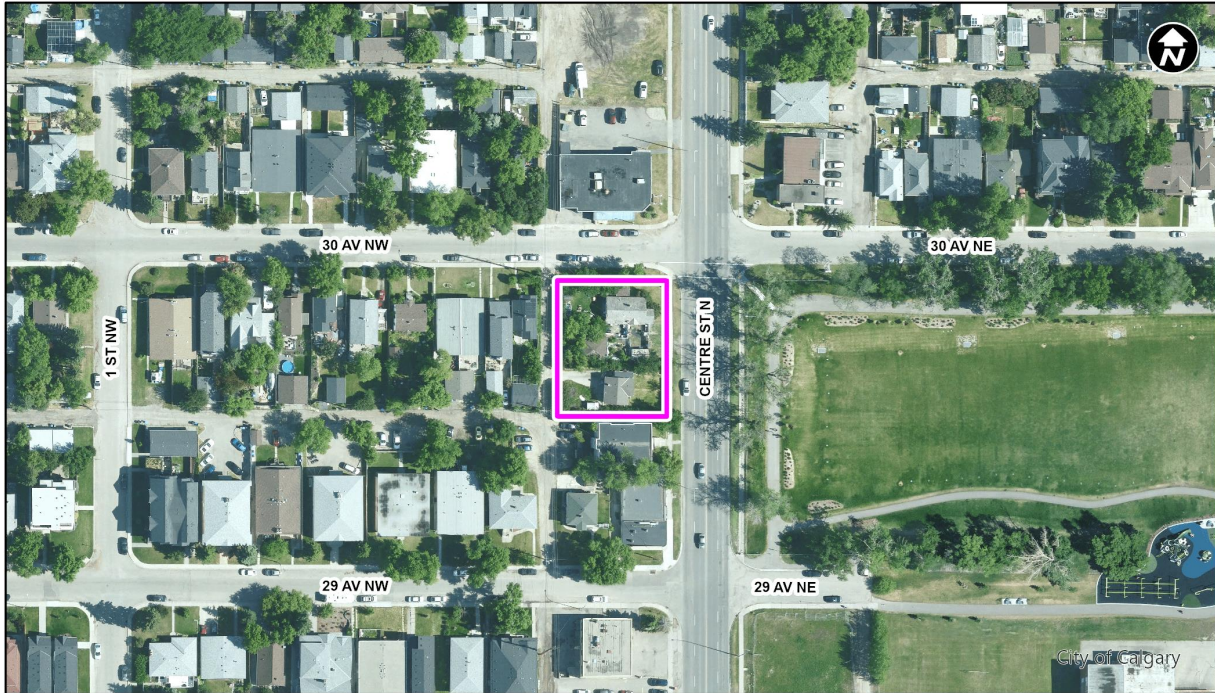
Tuxedo Park	
Peak Population Year	2019
Peak Population	5,326
2019 Population	5,326
Difference in Population (Number)	0
Difference in Population (Percent)	0%

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 is currently designated Residential – Grade-Oriented Infill (R-CG) District, which is intended to accommodate a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, townhouses, and rowhouses. The R-CG District allows for a maximum building height of 11.0 metres, a maximum density of 75 dwelling units per hectare, and does not regulate floor area ratio (FAR). The existing district primarily supports residential development and permits only limited, home-based commercial uses.

The proposed Mixed Use – Active Frontage (MU-2f6.5h42d708) District is intended to accommodate street-oriented developments with a mix of residential and compatible commercial uses, particularly along Main Streets and transit corridors. The MU-2 District requires active, pedestrian-oriented commercial ground floor uses and supports residential uses above.

The proposed MU-2f6.5h42d708 District would allow for a maximum FAR of 6.5, a maximum building height of 42.0 metres, and a maximum density of 708 dwelling units per hectare resulting in a maximum of 89 units. This would allow for a higher number of dwelling units and total building floor area than permitted under the existing R-CG District, supporting a high-density, transit-supportive development form appropriate for an Urban Main Street corridor.

Development and Site Design

If approved by Council, the rules of the proposed MU-2f6.5h42d708 District would guide future redevelopment of the site, including appropriate uses, building height and massing, site layout, access, landscaping, parking, and the creation of an active, pedestrian-oriented frontage along Centre Street N as part of the public realm enhancement and dedication requirements.

Transportation

The subject site is located directly along Centre Street N, which the *Municipal Development Plan* identifies as an Urban Main Street and part of the Primary Transit Network. Located 200 metres (a three-minute walk) south of the site are stops for both northbound and southbound express, MAX Green, and Bus Rapid transit (BRT) routes (3, 62, 64, 109, 116, 142, 300, and 301) connecting the site to the broader city-wide transit service. Additionally, 200 metres (a three-minute walk) north of the site is a stop for Route 3 Sandstone/Elbow Dr SW which provides both northbound and southbound connections as well. Vehicle access to the site is anticipated to be provided from the rear lane to minimize conflicts along Centre Street N and support a pedestrian-oriented streetscape.

Continuous sidewalks are present along Centre Street N, providing direct pedestrian access to nearby services and amenities. Future road right-of-way widening along Centre Street N will apply at the development permit stage which translates to a 3.81 metre public realm setback to the subject site. Additionally, a 4.5 metre corner cut will be required at the intersection.

The Always Available for All Ages and Abilities (5A) Network includes Centre Street N as a recommended corridor for future improvements, and nearby east–west routes provide connections to existing cycling infrastructure. Bicycle parking will be required at the development permit stage in accordance with Land Use Bylaw standards.

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.

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.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Developed Residential – Inner City typology and along a Primary Transit Network and Urban Main Street corridor as identified in the [Municipal Development Plan](#) (MDP). The proposal aligns with MDP policies that support redevelopment, modest intensification, and mixed-use development in established communities to make more efficient use of existing infrastructure, public amenities and transit.

The proposed MU-2 District supports a compact, walkable, and transit-oriented development pattern, consistent with the MDP's direction to concentrate higher intensity uses along major corridors and near transit services. The Application aligns with Section 2.2.1 Vibrant and Transit-Supportive Mixed Use, Activity Centres, and Main Streets by enabling a higher-density development in a transit-served location along an existing Main Street. The proposed Green Line LRT station proposed at 28 Avenue N establishes the opportunity for a transit oriented development directly aligning with the proposed MU-2 District.

Overall, the proposal aligns with the MDP's vision for complete communities, increased housing choice and transit oriented development.

North Hill Communities Local Area Plan (Statutory – 2021)

The subject site is located along Centre Street N, within the [North Hill Communities Local Area Plan](#) (LAP) area, which identifies the site as a Neighbourhood Commercial urban form with Active Frontage. This category emphasizes mid-rise, mixed-use development, active, street-oriented frontages, and integration with the surrounding residential context. The LAP encourages redevelopment that contributes to a vibrant, walkable streetscape while providing a transition to adjacent lower-density housing.

The proposed MU-2f6.5h42d708 District aligns closely with these objectives and represents a compatible and appropriate use for this site. The district supports mid-rise development with a maximum height of 42 metres, corresponding to approximately 12 storeys, which is consistent with the LAP's vision for a Mid building scale along this portion of Centre Street N. The LAP also identifies the subject site as requiring active frontage to ensure that street-level uses engage pedestrians and contribute to a vibrant public realm. The proposed MU-2 district facilitates active frontages at grade.

Centre Street N is situated in the heart of the North Hill communities. Not only is it an important Urban Main Street for this area, providing services, amenities and high-frequency transit to area residents, but it is also important for the wider city and draws visitors from beyond the plan area. In addition, the future Green Line LRT will run on this street connecting to the Downtown and communities to the north. The subject site is within the 28 Avenue N Station Area which provides opportunities to integrate and enhance Tuxedo Park, the Centre Street N Main Street and the surrounding Tuxedo Park community. The subject site is identified within the Core Zone in Figure 14: 28 Avenue N and 40 Avenue N Transit Station Areas, The Transition Zone is intended to transition development intensity and building scale from the Core Zone to lower-scale, primarily residential areas and provide enhanced connections to the Core Zone and other Main Streets, including 4 Street NW and Edmonton Trail NE.

Overall, the proposed land use and district directly implement the LAP's policies for corridor-focused intensification, housing diversity, and transit-oriented development. The site's location, combined with the MU-2f6.5h42d708 District, represents the most appropriate development opportunity along this segment of Centre Street N and aligns with the type of redevelopment the LAP seeks to encourage.