

Background and Planning Evaluation

Background and Site Context

The site is located in the northeast community of Tuxedo Park at the northeast corner of 28 Avenue NE and 2 Street NE, approximately 350 metres (a six-minute walk) east of Centre Street N and 100 metres (a two-minute walk) west of Edmonton Trail NE. The site is approximately 0.11 hectares (0.28 acres) in size and is approximately 30 metres wide by 37 metres long. The site fronts onto 28 Avenue NE and the site has access to a rear lane. Three single-detached dwellings currently exist on site.

Surrounding development is characterized by primarily single detached and semi-detached dwellings; however, there are approximately five rowhouse/townhouse style developments either actively being constructed or recently approved in the surrounding area.

The site is within a 600-metre radius (a 10-minute walk) of schools, parks and two community association halls, as well as multiple streets offering both on-street bike lanes and vehicular access to downtown Calgary and other areas. In addition, the site is within 400 metres (a seven-minute walk) of a future Green Line LRT station, along with multiple other transit options within the area.

Community Peak Population Table

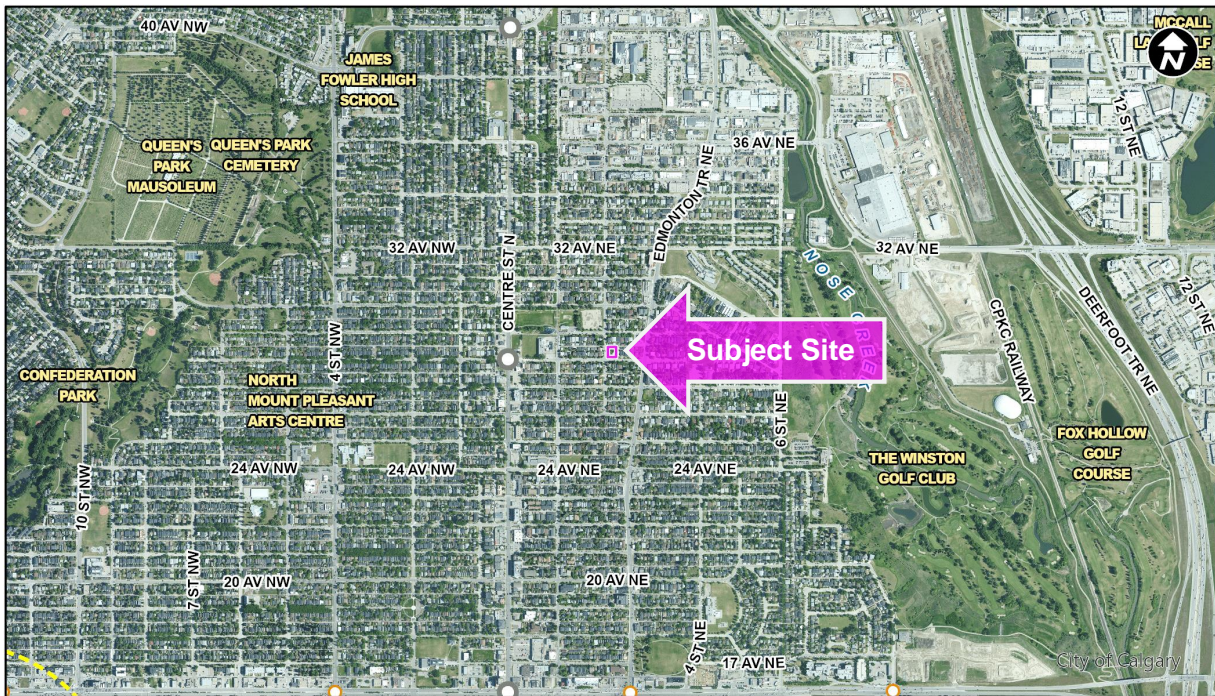
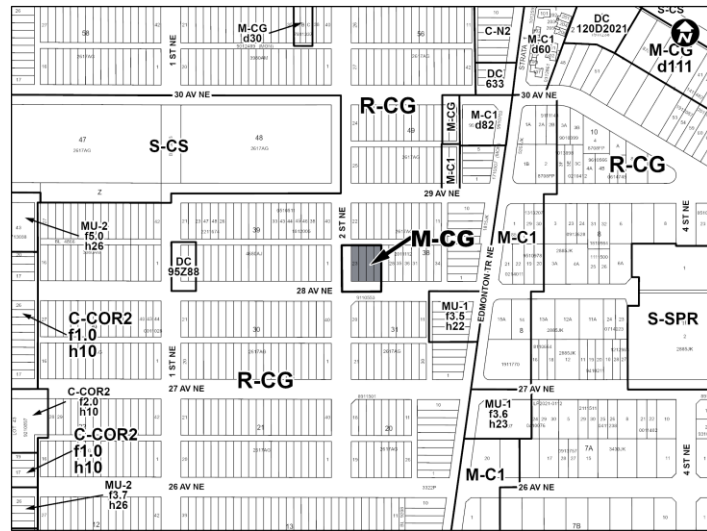
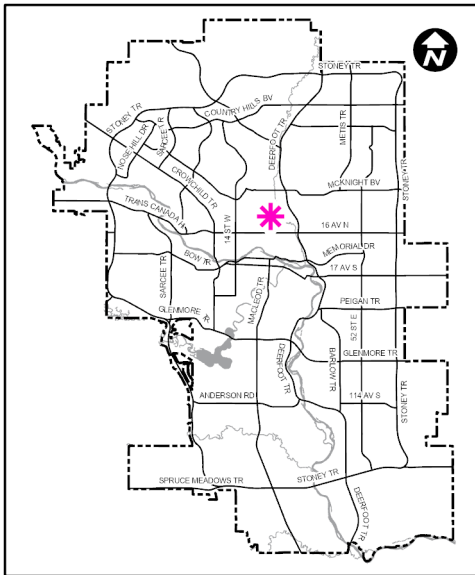
As identified below, the community of Tuxedo Park reached its peak population in 2019.

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%

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 existing Residential – Grade-Oriented Infill (R-CG) District allows for 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 metres and a maximum density of 75 dwelling units per hectare. Based on the subject site area, this would allow up to eight dwelling units.

The proposed Multi-Residential – Contextual Grade-Oriented (M-CG) District provides for grade-oriented multi-residential development in a variety of forms in the developed area and allows for varied building height and front setback areas in a manner that reflects the immediate context. The M-CG District allows for a maximum building height of 12 metres and a maximum density of 111 units per hectare. Based on the subject site area, this would allow for up to 12 dwelling units.

Secondary suites are allowed in both the R-CG District and M-CG District and do not count towards allowable density. Under the M-CG District rules, the subject site would require 0.625 motor vehicle parking stalls per dwelling unit and secondary suite.

Development and Site Design

The rules of the proposed M-CG District would provide guidance for the future redevelopment of the site including appropriate uses, building height and massing, landscaping and parking.

Transportation

Pedestrian access to the site is provided by separate sidewalks along 28 Avenue NW and 2 Street NW. The Always Available for All Ages and Abilities (5A) Network has the following elements in proximity to this site:

- to the north, an on-street bikeway is planned for 30 Avenue NE;
- to the south, an on-street bikeway is planned for 24 Avenue NE; and
- to the west, 1 Street NE includes an existing on-street bikeway.

The site is well served by Calgary Transit, with the nearest bus stops located approximately 160 metres (a three-minute walk) on Edmonton Trail at 27 Avenue NE. Route 4 (Huntington) and Route 5 (North Haven) operate on the same route, in opposite directions. Destinations include downtown Calgary. In addition, convenient vehicular access to downtown Calgary exists with connections to Edmonton Trail NE and Centre Street N.

A Transportation Impact Assessment was not required for this application.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary and storm service connections are available.

Legislation and Policy

South Saskatchewan Regional Plan (Statutory – 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 site is located within an Urban Main Street area, as indicated on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). Urban Main Streets (Section 3.4.2) provide for a high level of residential and employment intensification along an Urban Boulevard Street type (Edmonton Trail). An Urban Boulevard is a multi-modal street with strong focus on walking, cycling and transit with a mix of higher intensity residential and business uses. An Urban Main Street should contain a broad range of employment, commercial and retail uses as well as housing (form, tenure and affordability) to accommodate a diverse range of the population. Apartments, mixed-use developments and ground-oriented housing are encouraged. While the highest densities should be located fronting the main street itself, the proposal aligns with the intent for intensity to decrease toward the existing lower-density fabric of the surrounding community.

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 will be explored and encouraged at subsequent development approval stages.

North Hill Communities Local Area Plan (Statutory – 2021)

The site is in the Neighbourhood Local urban form category, according to Map 3: Urban Form and the Low - Modified (up to 4 storeys) building scale area, according to Map 4: Building Scale of the [North Hill Communities Local Area Plan](#) (LAP). The subject site is not located within an

identified Urban Main Street, as shown in Map 2: Community Characteristics and Attributes. This is because the LAP provides a more precise level of land use policy compared to the MDP.

Section 2.2.1.6 Neighborhood Local supports building forms containing three or more residential units in transit station areas, near or adjacent to a main street or activity centre, on higher activity streets and where the parcel has a lane and parking can be accommodated on site. The subject site has lane access and the applicant believes parking can be accommodated on site; therefore, the proposal is supported by the relevant policies of the LAP.