

Planning & Development Report to  
Calgary Planning Commission  
2019 October 03

ISC: UNRESTRICTED  
Corrected CPC2019-1145

**Policy Amendment and Land Use Amendment in Crescent Heights (Ward 7) at 301  
- 7 Avenue NE, LOC2019-0025**

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**BACKGROUND**

This application was submitted by Permit Masters on behalf of the landowner Oakley Henry Morgan on 2019 February 21. A development permit (DP2019-0859) for a four unit rowhouse was submitted by Inertia on behalf of the landowner on 2019 February 22. The application is under review by Administration (**Attachment 4**).



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**Financial Capacity**

***Current and Future Operating Budget***

There are no known impacts to the current and future operating budgets at this time.

***Current and Future Capital Budget***

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

**Risk Assessment**

There are no significant risks associated with this proposal.

**REASON(S) FOR RECOMMENDATION(S):**

The proposal generally conforms to the intent and objectives of the *Crescent Heights Area Redevelopment Plan*, as amended, and is in keeping with applicable policies of the *Municipal Development Plan*. The proposed R-CG District is intended for parcels in proximity to or directly adjacent to low density residential development. The proposal represents a modest increase in density for this inner-city parcel of land and allows for a development that can be compatible with the character of the existing neighbourhood. In addition, the subject parcel is a corner site, is located within walking distance of several transit stops, and has direct lane access.

**ATTACHMENT(S)**

1. Applicant's Submission
2. Proposed Amendment to the Crescent Heights Area Redevelopment Plan
3. Community Association Letter
4. **Development Permit (DP2019-0859) Summary**