

Applicant's Submission

July 10, 2019

Site Context

The site is located in the community of Crescent Heights. It is located at the southeast intersection of 7 Avenue NE and 2 Street NE. Land Use Districts in the area are predominantly residential. Multi-residential is present directly south of the subject site (M-C1 and M-CG). Low density residential (R-C2) is present to the east, west and north. There is nearby commercial development located one block east on Edmonton Trail. Though the site directly north is designated R-C2 there is a multi-residential development on the site. The subject site is currently developed with a single detached dwelling. Parking is available from the rear lane which is shared with the multi-residential development located immediately south.

Proposed Land Use District

This redesignation application represents a modest increase in density which is compatible with the existing land use districts currently in the area. This proposed R-CG District could accommodate four residential units on the subject property. This district allows for flexible building setbacks to ensure that redevelopment of low density residential parcels is compatible with surrounding developments. We will be submitting a Development Permit application for the proposed Rowhouse while the land use application is under review.

Parking and Access

The subject site is located on a rear lane. There is also an existing driveway that accesses 2 Street NE. The driveway is proposed to be removed when the site redevelops. Transit access to the site is excellent. Routes 4 (Huntington), 5 (North Haven), and 69 (Deerfoot Centre) are available on Edmonton Trail approximately 250m from the subject parcel. Route 4 has 20 minute peak service; Route 5 has 15 minute peak service and Route 69 is only available during morning and evening rush hours.

Routes 2 (Mount Pleasant / Killarney 17 Ave), 3 (Sandstone / Elbow Drive) and 17 (Renfrew / Ramsay) are available on Centre Street approximately 370m from the subject parcel. Routes 2 and 3 have peak service under 10 minutes. Route 17 has 25 minute peak service. In addition, a Green Line LRT Station is planned approximately a 15 minute walk away from the site at Centre Street and 16 Avenue NE.

Relevant Policies

Municipal Development Plan

The subject site is included in the Inner City Area of the Municipal Development Plan. The Inner City Areas are residential communities that were primarily subdivided and developed prior to the 1950s. They typically include a grid network, low to moderate housing densities and a finer mix of land uses along many of the edge streets. It is recognized that "intensification and change will continue to occur within the Inner City Area; however, it is important to maintain stable family neighbourhoods". Parcel-by-parcel intensification is noted as one of the range of intensification strategies to be utilized in the Inner City Area (3.5.2.b).

This proposal is in line with other overarching policies of the MDP including:

- 2.2.5.a Encourage growth and change in low-density neighbourhoods through development and redevelopment that is similar in scale and built form and increases the mix of housing types such as accessory suites, semi-detached, townhouses, cottage housing, row or other ground-oriented housing.
- 2.3.1.a Provide for a wide range of housing types, tenures (rental and ownership) and densities to create diverse neighbourhoods that include:

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- i) A mix of housing types and tenures, including single detached, ground-oriented (e.g. duplexes, row houses, attached housing, accessory dwelling units and secondary suites), medium- and higher density and mixed-use residential developments; and,
- ii) A range of housing choices, in terms of the mix of housing sizes and types to meet affordability, accessibility, life cycle and lifestyle needs of different groups.

Crescent Heights Area Redevelopment Plan

The subject site is located in the Low Density Residential Area of the Crescent Heights ARP. The intent of this Area is to maintain stability in the community and to minimize traffic and parking impacts, minimize safety and security risks, ensure new development does not reduce the quality of life in existing buildings and provide an adequate convenient supply of commercial services and park space.

The Low Density Residential Policy Area is present north of the subject site. The Medium Density Multi Dwelling Area is located to the south.

A minor ARP amendment will likely be required to allow for R-CG on the subject parcel. Map 2 of the ARP may need to be amended to include the subject parcel in the Low Density Multi Dwelling Area. This would allow for the R-CG designation and would provide transition between the Medium Density Multi Dwelling Area to the south and the Low Density Residential Area to the north. The Low Density Multi Dwelling Area is intended for low density family-oriented dwelling units such as fourplex dwellings as is proposed in this application. We do believe this proposal is in scale with the surrounding area which is predominantly characterized by grade-oriented low density dwelling and multi-residential apartment buildings.

Conclusion

We believe that this application should be supported. The proposed redesignation offers sensitive densification in the community of Crescent Heights.

- The proposed low density residential district of R-CG offers modest densification in the Inner City Area as intended in the MDP.
- There is existing multi-residential development immediately south and north of the subject site.
- Transit access to the site is excellent with 5 bus routes within 400m of the subject site.
- The site is located on a corner parcel.
- There is lane access to the property.
- The proposal will offer the so-called "missing middle" of housing.