

**POLICY AMENDMENT AND LAND USE AMENDMENT
CRESCENT HEIGHTS (WARD 7)
NORTH OF MEMORIAL DRIVE NE AND EAST OF CENTRE
STREET N
BYLAWS 41P2017 AND 264D2017**

MAP 22C

EXECUTIVE SUMMARY

This land use amendment proposes to redesignate a parcel of land from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade Oriented Infill (R-CG) District to allow for the development of rowhousing. To allow for the redesignation an amendment to the Crescent Heights Area Redevelopment Plan (ARP) is also proposed (APPENDIX II). The proposed minor amendment would change the land use of the parcel on Map 2 of the ARP from Low Density Residential to Low Density Multi-Dwelling.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)	2017 June 15
That Calgary Planning Commission recommends APPROVAL of the proposed Policy Amendment and Land Use Amendment.	
RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION	
That Council hold a Public Hearing on Bylaws 41P2017 and 264D2017; and	
<ol style="list-style-type: none">1. ADOPT the proposed amendments to the Crescent Heights Area Redevelopment Plan, in accordance with Administration's recommendation; and2. Give three readings to the proposed Bylaw 41P2017.3. ADOPT the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 201 – 10 Avenue NE (Plan 470P, Block 20, Lots 19 and 20) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District, in accordance with Administration's recommendation; and4. Give three readings to the proposed Bylaw 264D2017.	

REASON(S) FOR RECOMMENDATION:

The proposed land use amendment allows for a building form that has the ability to be compatible with the established character of Crescent Heights. The proposal conforms to the relevant policies of the Municipal Development Plan (MDP) and the Crescent Heights Area Redevelopment Plan as amended. The proposed redesignation would result in a modest

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increase in the allowable density through a land use district that is contextually sensitive. The subject site is located on a corner parcel, has a rear lane, and is in close proximity to the primary transit network. All these qualities are characteristics that support moderate intensification. The parcel is also in close proximity of Centre Street N and Edmonton Trail NE which contain a broad range of employment, commercial, and retail uses.

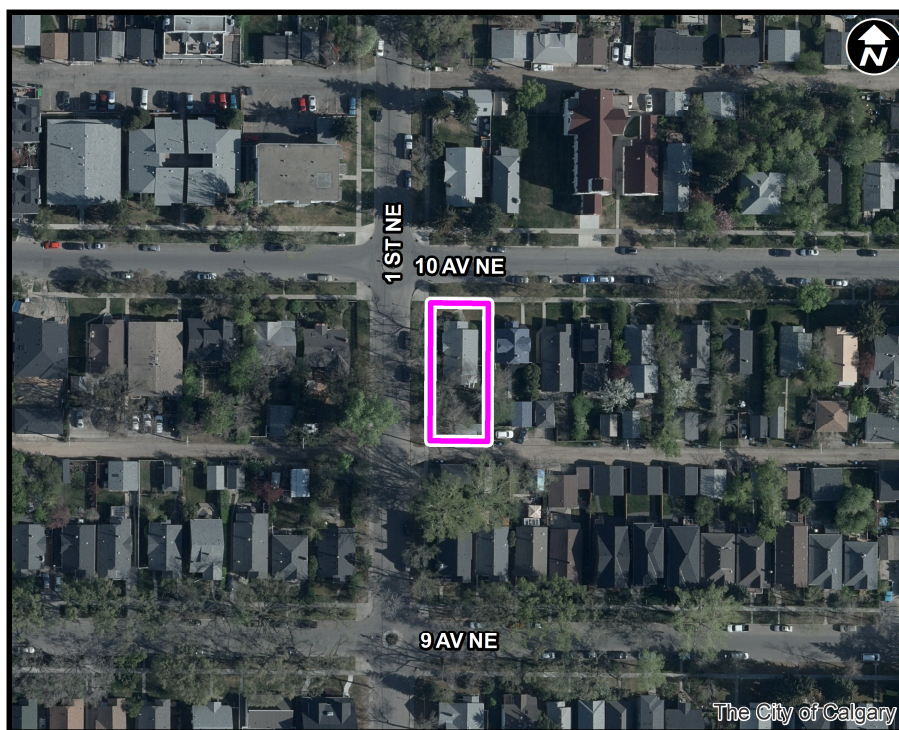
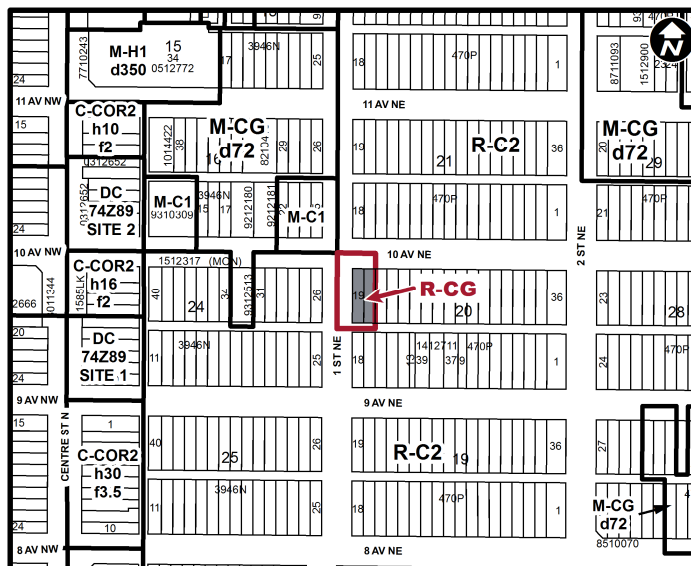
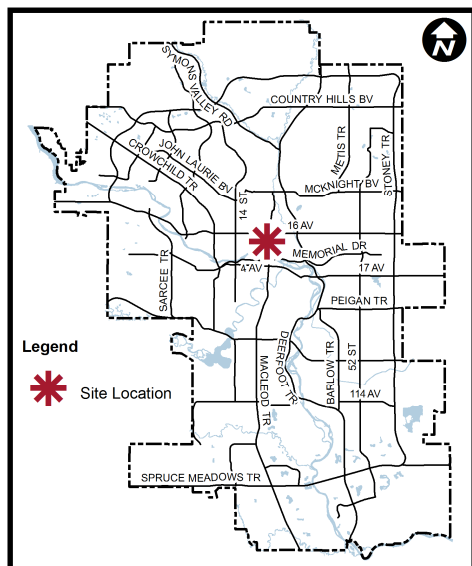
ATTACHMENTS

1. Proposed Bylaw 41P2017
2. Proposed Bylaw 264D2017

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

1. Recommend that Council **ADOPT**, by bylaw, the proposed amendment to the Crescent Heights Area Redevelopment Plan (APPENDIX II).

Moved by: C. Friesen **Carried: 6 – 0**
Absent: R. Wright
2. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 201 – 10 Avenue NE (Plan 470P, Block 20, Lots 19 and 20) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District.

Moved by: C. Friesen **Carried: 6 – 0**
Absent: R. Wright

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Applicant:

Seika Architecture

Landowner:

1773590 Alberta Ltd (Mohinder Jaswal)

PLANNING EVALUATION

SITE CONTEXT

The subject parcel is located in the community of Crescent Heights in the northeast quadrant of the City. The site is currently developed as a single detached dwelling with a rear detached garage which is accessible from the lane. Located at the corner of 10 Avenue NE and 1 Street NE the site is easily accessible by foot, bicycle, or vehicle.

The subject site is adjacent to single detached dwellings to the north, south, east and west. Multi-residential development is located to the northwest. Crescent Heights has a diverse range of housing types and the proposed land use will further contribute to the diversity of the community.

The community of Crescent Heights peaked in population in 2015 at 6,380 and declined in 2016 to 6,097 as shown in the table below. The proposed land use amendment could result in a population increase if the subject parcel is developed as a row house.

Crescent Heights	
Peak Population Year	2015
Peak Population	6,380
2016 Current Population	6,097
Difference in Population (Number)	-283
Difference in Population (Percent)	-4%

LAND USE DISTRICTS

The proposed land use amendment is to redesignate the subject parcel from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade Oriented Infill (R-CG) District to allow for the development of rowhousing. The purpose of the R-CG district is to accommodate low-density, grade-oriented residential development in the form of rowhouses, duplexes, semi-detached dwellings and cottage housing clusters. Backyard and Secondary Suites are also allowable in the R-CG designation. The rules of the R-CG District provide for flexible parcel dimensions and building setbacks that facilitate integration of a diversity of grade-oriented housing.

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LEGISLATION & POLICY

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

Municipal Development Plan (MDP)

The subject parcel is located within the Developed Inner City Residential Area of the MDP. The Developed Residential Area is supportive moderate intensification in a form and nature that respects the scale and character of the neighbourhood. In general, the MDP policies encourage redevelopment in the inner city areas that is similar in scale and built form to existing development, and that contributes to a greater housing mix overall. The MDP also encourages higher residential densities in areas that are well serviced by existing infrastructure, public amenities, and transit.

The proposed R-CG District allows for development that is sensitive to the existing context and observes relevant policies of the MDP. The subject site is located on a corner parcel, adjacent to both low and medium density development, and is in close proximity to public transit and commercial uses meeting many MDP objectives.

Crescent Heights Area Redevelopment Plan (ARP)

The subject site is identified as Low Density Residential in the Crescent Heights Area Redevelopment Plan. This plan envisions the site to be redeveloped as a detached, semi-detached, or duplex dwelling consistent with the existing low density context. The policies of this plan are intended to maintain the quality and character of the existing low density neighbourhood, and encourage compatible infill development to support community renewal and vitality.

The proposed land use amendment requires a map amendment to the Crescent Heights ARP. This map amendment will change the land use on the ARP Land Use Policy Map to Low Density Multi Dwelling. The intent of the Low Density Multi Dwelling land use is to permit units such as townhouses, triplex, and four-plex dwellings which aligns with the proposed land use.

Location Criteria for Multi-Residential Infill

The proposed land use generally aligns with many of the location criteria for multi-residential infills in low density residential areas. The following chart is a summary of the preferred conditions to support multi-residential infills, such as row housing. These criteria are a guideline and are not meant to be applied in absolute.

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LOCATION CRITERIA	MEETS CRITERIA?
1. On a corner parcel	Yes
2. Within 400 metres of a transit stop	Yes
3. Within 600 metres of an existing planned primary transit stop	Yes
4. On a collector or higher standard roadway on at least one frontage	No
5. Adjacent to existing or planned non-residential development or multi-unit development	Yes
6. Adjacent to or across from an existing or planned open space, park or community amenity	No
7. Along or in close proximity to an existing or planned corridor or activity centre	Yes
8. Direct Lane Access	Yes

TRANSPORTATION NETWORKS

A traffic impact assessment was not required as part of this application.

The subject site is located approximately 250 metres walking distance from nearby primary transit stops on Centre Street N.

UTILITIES & SERVICING

Water, sanitary sewer and storm sewer are available to service this parcel. Tenth Avenue NE has water and sanitary, 1 Street NE has sanitary and storm. This site is not located in an area of known infrastructure concerns or servicing review.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not requested or required for this site.

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ENVIRONMENTAL SUSTAINABILITY

Environmental sustainability measures will be evaluated at the development permit stage of development.

GROWTH MANAGEMENT

The proposed land use amendment does not trigger capital infrastructure investment or growth management concerns.

PUBLIC ENGAGEMENT

Community Association Comments

The Crescent Heights Community Association is opposed to the application and their letter is attached as APPENDIX III.

Citizen Comments

Administration received 23 letters and a petition with 55 signatures in opposition of the proposed redesignation. In the letters residents had the following comments and concerns:

- Loss of private green space;
- Crescent heights is already a dense community;
- Increase vehicle traffic;
- No public engagement by applicant;
- Proposed land use is inconsistent with ARP;
- Decreased on-street parking availability;
- Loss of private mature trees;
- Loss of privacy; and
- Potential shadowing of other properties.

Public Meetings

The applicant met with the Community Association to discuss the land use amendment application and future development.

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APPENDIX I

APPLICANT'S SUBMISSION

Please accept our application for the re-classification for the above noted property from R-C2 to R-CG Residential grade oriented infill (Row houses)

Site Context and Background

The total land is 0.056 h (0.137ac). The north part of the land faces 10 Avenue NE. South part of the land faces lane. East part the land faces Single family residential development. West side of the land faces 1st street N.E.

The area surrounding the subject site consists of lands designated as MCG-d72, R-C2 pattern throughout most of the area. The majority of the existing built form is characterized by a mix of two to three storey developments containing a variety of residential buildings.

Proposed Land Use District

The proposed R-CG Residential grade oriented infill (Row houses) district is generally characterized by the housing forms, close proximity or adjacent to low density residential development.

Site Characteristics

The subject site has a significant flat that increases appropriateness to develop with most economical buildings configuration. The site is located at the intersection of 10 avenue N.E. and 1st street N.E. It will provide more value to develop the land with more appropriate uses for multi residential development (R-CG Residential grade oriented infill).

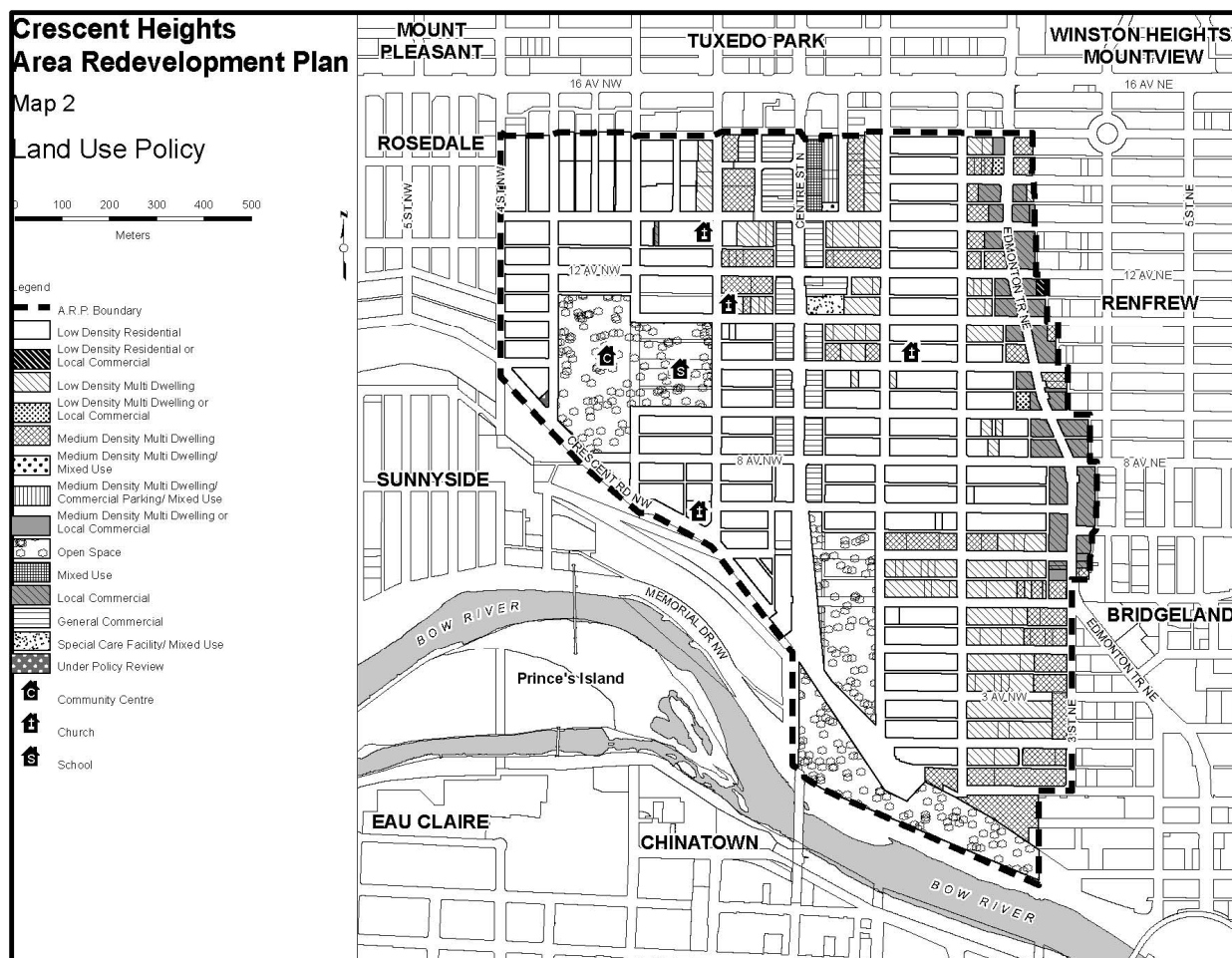
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APPENDIX II

CRESCENT HEIGHTS AREA REDEVELOPMENT PLAN MAP

- (a) Delete the existing Map 2 entitled “Land Use Policy” and replace with the revised Map 2 entitled “Land Use Policy” as follows:



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APPENDIX III

COMMUNITY ASSOCIATION LETTER

de Jong, Joshua A.

From: Dennis Marr [planning@crescentheightssyc.ca]
Sent: Wednesday, March 22, 2017 4:26 PM
To: de Jong, Joshua A.
Subject: LOC 2017-0061; 201 - 10 Ave. NE; rezoning from R-C2 to R-CG

Hello Joshua,

Thank you for allowing us to respond to this LOC.

The CHCA Planning Committee does not support or approve this amendment for the following reasons.

1. There are other RCG zones in Crescent Heights that could be used for higher density. For increased density there is no need to increase the density on this property.
 2. There is no need to increase density in this part of the community as Crescent Heights will have high density on Centre Street, Edmonton Trail, and on 16th and 15th Avenues per the 16th Avenue ARP.
 3. We are one of the highest density communities in Calgary. Our ARP encourages family-oriented housing. We want to maintain a diversity of housing and family presence such that the local schools can continue to operate.
 4. We want to encourage housing diversity and projects like this reduce the number of single family homes.
 5. The neighbours to the East of this property will lose all West sunlight and in some cases some of the southern sunlight in their back yards.
 6. We encourage the urban forest in our community and the neighbours currently have vegetation which will either not survive or be depleted when this property is built and result in the loss of mature trees because of the reduced sunlight. The proposed land coverage is also contrary to keeping available for trees.
 7. The neighbours' expectations when they purchased their properties was to be able to enjoy their back yards. This will change that condition that was a significant reason for choosing Crescent Heights as a place to live.
 8. This proposed development will likely increase vehicle traffic in the area.
- In summary, we do not see any reason to increase the density on this property. Sadly, there is a similar request at 301 - 7 AVE. NE to which we are also opposed.

Thank you.

Dennis Marr
Planning Director
CHCA