

POLICY AMENDMENT AND LAND USE AMENDMENT
CRESCENT HEIGHTS (WARD 7)
NORTH OF MEMORIAL DRIVE NE AND WEST OF EDMONTON
TRAIL NE
BYLAWS 35P2017 AND 233D2017

MAP 22C

EXECUTIVE SUMMARY

This land use amendment proposes to redesignate a 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. 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 May 18
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 35P2017 and 233D2017; 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 35P2017.3. ADOPT the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 301 – 7 Avenue NE (Plan 1332N, Block 10, Lots 33 and 34) 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 233D2017.	

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REASON(S) FOR RECOMMENDATION:

The proposed land use amendment is compatible with the established character of Crescent Heights and conforms to the relevant policies of the Municipal Development Plan (MDP). The proposed redesignation would result in a modest 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 of these qualities are characteristics that support moderate intensification. The parcel is also in close proximity of Centre Street and Edmonton Trail which are Urban Corridors containing a broad range of employment, commercial, and retail uses.

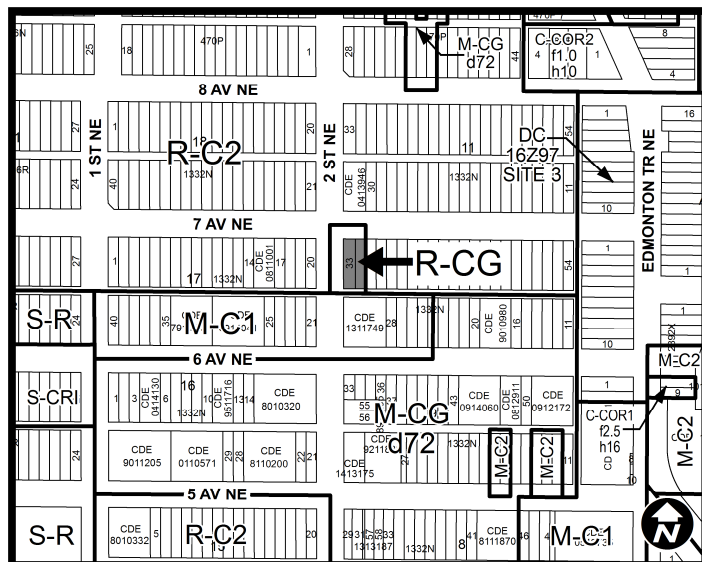
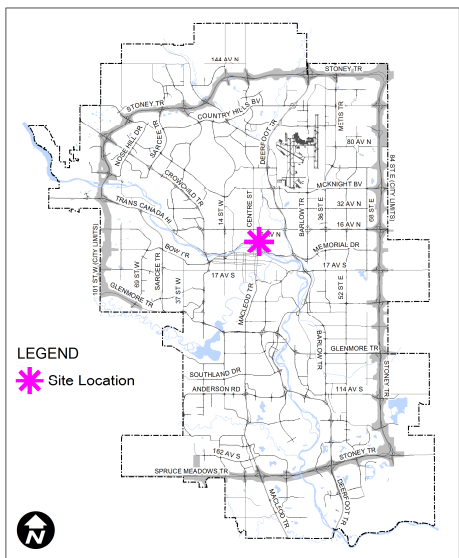
ATTACHMENTS

1. Proposed Bylaw 35P2017
2. Proposed Bylaw 233D2017
3. Public Submissions

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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: S. Keating
Absent: G.-C. Carra

Carried: 8 – 0

2. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 301 – 7 Avenue NE (Plan 1332N, Block 10, Lots 33 and 34) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District.

Moved by: S. Keating
Absent: G.-C. Carra

Carried: 8 – 0

Reasons for Approval from Mr. Wright:

- While the ARP amendment is minor and did not warrant a City lead engagement, this in fact should have been an ideal candidate for tactical engagement. The application was turned down last year and neighbours are still concerned. Such an engagement may have helped explain why such sensitive increase in density is appropriate.

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Applicant:

Formed Alliance Architecture Studio
(FAAS)

Landowner:

Jiaren Corporation

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 accessed from a lane. Located at the corner of 7 Avenue NE and 2 Street NE the site is easily accessible by foot, bicycle, or vehicle.

The subject site is adjacent to multi-residential dwellings to the north and south and single detached dwellings to the east and west. Crescent Heights has a diverse range of housing types and currently only 31 percent of dwellings are identified as single detached.

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 rowhousing.

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. 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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On 2016 July 04 a policy and land use amendment application to redesignate the site to R-CG was refused by Council. As per city policy the same application may be reapplied for on the same property once six months have passed.

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 Municipal Development Plan (MDP). The Developed Residential Area is supportive moderate intensification in a form and nature that respects the scale and character of the neighbourhood and in general, the MDP policies encourage redevelopment in the inner city that is similar and 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 (ARP). 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 from Low Density Residential to Low Density Multi Dwelling. The intent of the low density multi dwelling district is to permit units such as townhouses, triplex, and four-plex dwellings which aligns with the proposed land use.

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TRANSPORTATION NETWORKS

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

The subject site is located approximately 350 metres walking distance from nearby transit stops on Edmonton Trail North East.

UTILITIES & SERVICING

Only water and sanitary sewer are available for connection. Storm sewer is not immediately available for connection and storm upgrades may be required at development permit stage to bring site to compliance with City standards.

ENVIRONMENTAL ISSUES

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

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 19 letters and a petition with 200 signatures in opposition of the proposed redesignation. In the letters residents had the following comments and concerns:

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- Increased traffic;
- Decreased on-street parking availability;
- Negative impact on community character;
- Proposed land use is inconsistent with ARP;
- Increased density;
- Loss of private green space; and
- Negative impact on existing boulevard trees.

The petition provided was originally submitted in response to a previous land use amendment application that was refused by Council on 2016 July 04. Because the proposed land use is the same, administration allowed the petition to be resubmitted in response to this application.

Public Meetings

Prior to submission of the proposed land use amendment application the applicant met with the Crescent Heights Community Association to discuss the proposal. The applicant also spoke with residents and passed out pamphlets summarizing their application.

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APPENDIX I

APPLICANT'S SUBMISSION

The parcel is located in the established community of Crescent Heights, on the corner of 7 Avenue and 2 Street NE. The existing zoning of the subject parcel is R-C2, and the proposed zoning is R-CG.

The property is conveniently located between the busy arteries of Edmonton Trail and Centre Street, and within 400m of primary transit corridors which connect the community to the city centre. The parcel is located on the southern boundary of an existing R-C2 zoning block with the dominate form being single detached dwellings. Immediately south of the property, beginning at the laneway, is a large block of multi-family parcels zoned M-C1, M-C2 and M-CG, which include numerous 3-4 storey apartment blocks.

The proposed rezoning application would seek to revise the current R-C2 zoning to that of a grade orientated infill, utilizing a rowhome form as permitted within the R-CG zoning. The proposed zoning would provide a transition between the multifamily zoning block south of the project and the existing single detached dwellings, through the use of low density rowhomes.

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AMENDMENT TO THE CRESCENT HEIGHTS AREA REDEVELOPMENT PLAN

- # Crescent Heights Area Redevelopment Plan
- ## Map 2 Land Use Policy
- 0 100 200 300 400 500
Meters
- Legend
- A.R.P. Boundary
 - Low Density Residential
 - Low Density Residential or Local Commercial
 - Low Density Multi Dwelling
 - Low Density Multi Dwelling or Local Commercial
 - Medium Density Multi Dwelling
 - Medium Density Multi Dwelling/ Mixed Use
 - Medium Density Multi Dwelling/ Commercial Parking/ Mixed Use
 - Medium Density Multi Dwelling or Local Commercial
 - Open Space
 - Mixed Use
 - Local Commercial
 - General Commercial
 - Special Care Facility/ Mixed Use
 - Under Policy Review
 - Community Centre
 - Church
 - School
-
- Map 2 shows the Land Use Policy for the Crescent Heights Area. The map includes a scale bar (0 to 500 meters) and a legend defining various land use categories and symbols. The map area is bounded by Mount Pleasant to the north, Tuxedo Park to the northeast, Rosedale to the northwest, Sunnyside to the west, Chinatown to the south, and EAU CLAIRE to the southwest. The Bow River flows through the area, with Prince's Island in the center. The map shows a grid of streets including 16 AV NW, 12 AV NW, 8 AV NW, 4 AV NW, 16 AV NE, 12 AV NE, 8 AV NE, 4 AV NE, and 5 ST NE. A dashed line indicates the A.R.P. Boundary. The map uses various hatching patterns to denote different land use policies as defined in the legend. Key features include a Community Centre, Church, and School.

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APPENDIX III

COMMUNITY ASSOCIATION LETTER

From: [Dennis Marr](#)
To: [de Jong, Joshua A.](#)
Subject: LOC 2017-0059; 301 - 7 Ave. NE; rezoning from R-C2 to R-CG
Date: Wednesday, March 22, 2017 5:06:05 PM

Hello Joshua,

Thank you for allowing us to respond to this LOC. Our response to this LOC is similar to our response to LOC2017-0061 - 201-10 Ave. NE. There are also additional comments regarding correspondence that we received from the developer's architect, FAAS.

This change of zoning was contested by the residents about a year ago and now it is back again as an LOC. The neighbours' reasons are still the same. We are disappointed that the developer still wants to increase the housing density on the property.

Part One:

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 and 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. by
In summary, we do not see any reason to increase the density on this property.

Part two:

For the record:

On February 7, 2017, our CHCA Planning committee met with Michael Farrar and Caitlyn Bidochka from FAAS Architecture. They were representing the developer. After the meeting FAAS emailed us a summary of our discussion with the title of Meeting Minutes.

J. de Jong

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These were not the minutes of the Planning Committee and are neither endorsed nor approved by the Planning Committee. We have not reviewed them for accuracy and correctness and will not be reviewing them to give them our formal approval. Any positive comments made by CHCA Planning Committee members during our meeting with the FAAS employees, on Feb. 7, 2017, were not in any way to be taken as an endorsement of the land use amendment or change in zoning.

Sincerely,

Dennis Marr
Planning Director
CHCA

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APPENDIX IV

LOCATION CRITERIA FOR MULTI-RESIDENTIAL INFILL

LOCATION CRITERIA		MEETS CRITERIA?
1. On a corner parcel	<p>Corner developments have fewer direct interfaces with low density development.</p> <p>Corner sites avoid mid-block development that could signal speculation that the entire block is appropriate for redevelopment.</p>	Yes
2. Within 400 metres of a transit stop	<p>Allows for greater transit use, providing more mobility options for residents of multi-dwelling developments.</p> <p>Can reduce motor vehicle usage, thereby minimizing vehicle traffic impact on community.</p>	Yes
3. Within 600 metres of an existing planned primary transit stop	<p>Allows for greater transit use, providing more mobility options for residents of multi-dwelling developments.</p> <p>Can reduce motor vehicle usage, thereby minimizing vehicle traffic impact on community.</p>	Yes
4. On a collector or higher standard roadway on at least one frontage	Minimizes traffic on local streets	No
5. Adjacent to existing or planned non-residential development or multi-unit development	Creates an appropriate transition between low density and other more intensive land uses or larger scale buildings	Yes
6. Adjacent to or across from an existing or planned open space, park or community amenity	Creates an appropriate transition between low density and other land uses	No
7. Along or in close proximity to an existing or planned corridor or activity centre	Creates an appropriate transition between low density and other land uses	Yes
8. Direct Lane Access	Improves pedestrian environment for local residents by limiting the creation of multiple or high frequency use driveways across local sidewalks.	Yes