

Planning & Development Report to
Calgary Planning Commission
2020 June 18

ISC: UNRESTRICTED
CPC2020-0569

Policy Amendment and Land Use Amendment in Crescent Heights (Ward 7) at 202 - 12 Avenue NE, LOC2020-0040

EXECUTIVE SUMMARY

This land use amendment application was submitted by Horizon Land Surveys on 2020 March 13 on behalf of the landowner Amy Dawn Stevens. The application proposes to change the land use designation of the subject site from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District to allow for:

- a rowhouse building in addition to building types already allowed (e.g. single-detached, semi-detached and duplex dwellings, and secondary suites);
- a maximum building height of 11 metres, (an increase from the current maximum of 10 metres);
- a maximum of 4 dwelling units (an increase from the current maximum of 2 dwelling units); and
- the uses listed in the R-CG District.

A map amendment is required to the *Crescent Heights Area Redevelopment Plan (ARP)* to accommodate the proposed land use redesignation. The proposal conforms to the ARP, as amended, and is in keeping with the applicable policies of the *Municipal Development Plan (MDP)*.

No development permit has been submitted at this time.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed amendments to the Crescent Heights Area Redevelopment Plan (Attachment 1); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares ± (0.14 acres ±) located at 202 12 Avenue NE (Plan 470P, Block 23, Lots 17 and 18) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District; and
4. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

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BACKGROUND

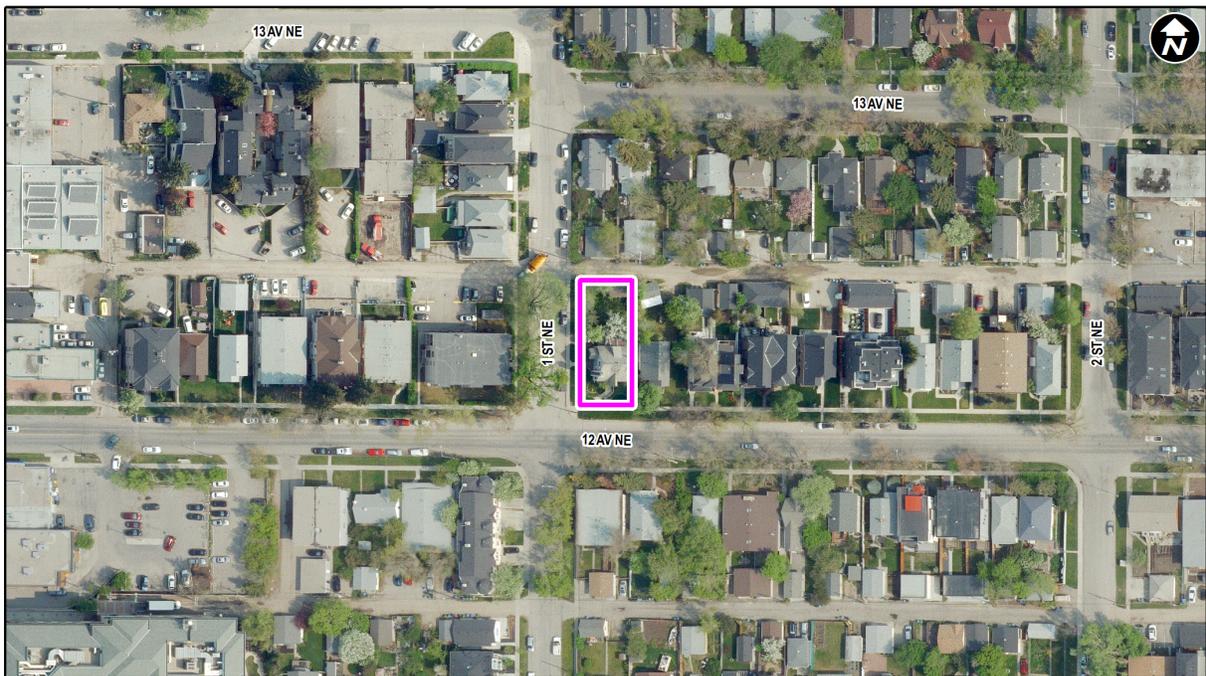
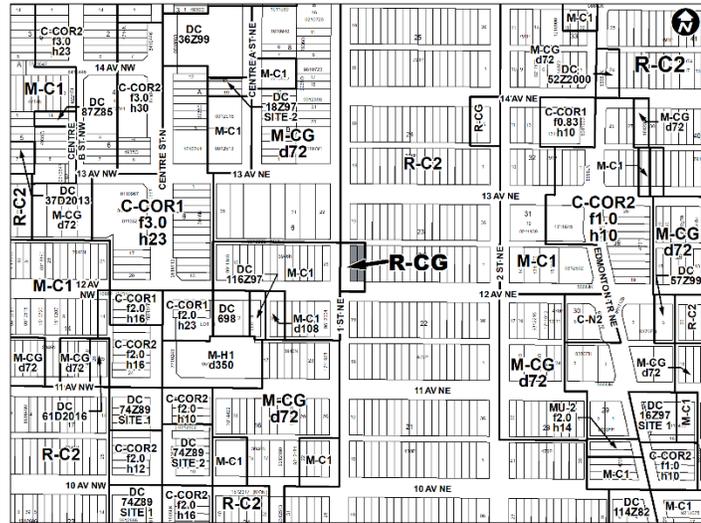
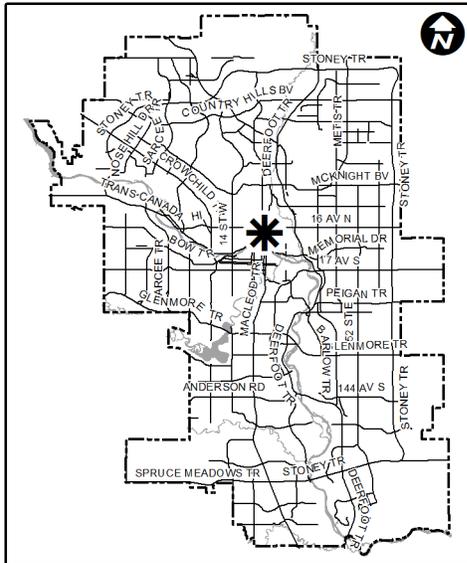
This land use amendment application was submitted by Horizon Land Surverys on behalf of the landowner Amy Dawn Steven on 2020 March 13. The Applicant's Submission (Attachment 2) indicates that the intent for the application is to allow for the eventual construction of a four-unit rowhouse development. However, a development permit application has not been submitted at this time.

Planning & Development Report to
Calgary Planning Commission
2020 June 18

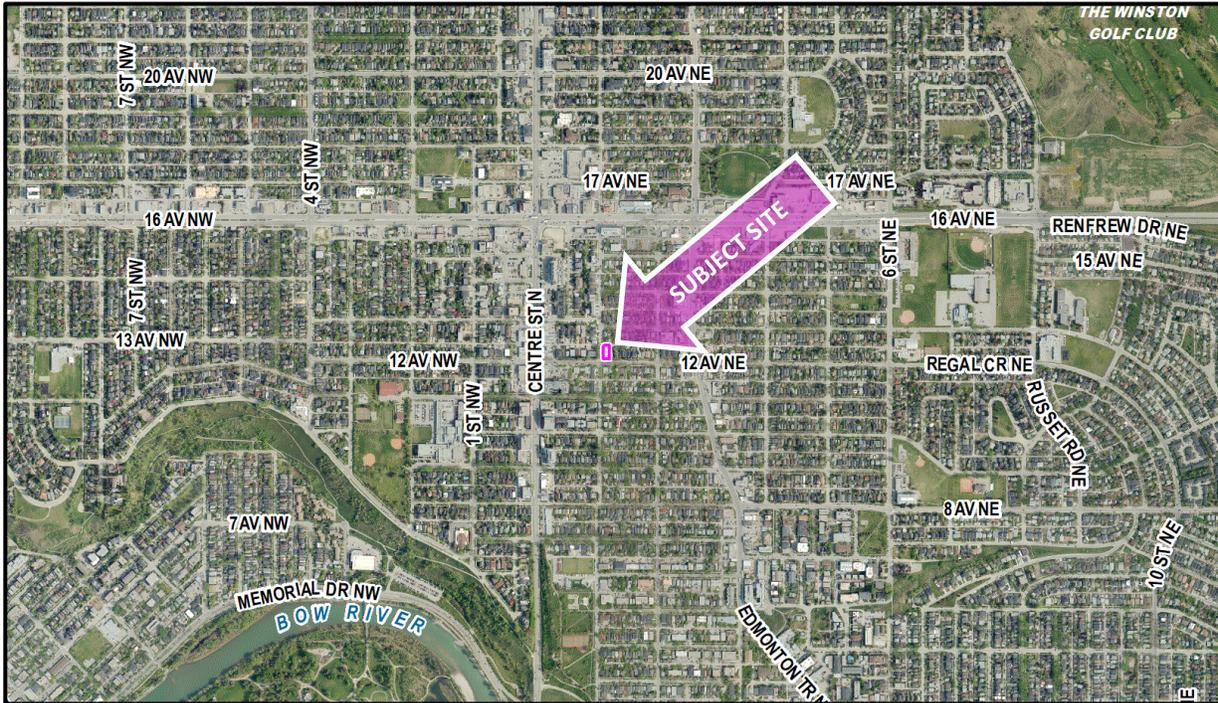
ISC: UNRESTRICTED
CPC2020-0569

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Location Maps



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- 12 Avenue NE, LOC2020-0040**



Site Context

The subject site is located in the northeast community of Crescent Heights on the corner of 1 Street NE and 12 Avenue NE. The site is approximately 0.06 hectares (0.14 acres) in area with approximate dimensions of 15 metres by 36 metres. A rear lane exists along the northern edge of the property. The subject site is currently developed with a single detached dwelling. A parking stall on site is accessed via a driveway off 1 Street NE however future vehicular access will occur off the rear lane. The site is relatively flat.

Crescent Heights was first constructed in the 1940's with single detached housing and has since redeveloped into various residential forms including semi-detached, duplex, and multi-residential forms.

The subject parcel is within 200 metres of the Green Line LRT alignment and within 600 metres of a future Green Line LRT station. The parcel also sits between the Centre Street and Edmonton Trail Main Streets. The neighbourhood surrounding the parcel consists of a mix of single detached dwellings, semi-detached dwellings, townhomes, and multi-residential dwellings due to its proximity to major transportation corridors and the downtown core. Crescent Heights has a rich mix of residential, commercial, and park uses.

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As shown in *Figure 1* Crescent Heights reached peak population in 2019.

Figure 1: Community Peak Population

Crescent Heights	
Peak Population year	2019
Peak Population	6,620
2019 Current Population	6,620
Difference in Population (Number)	0
Difference in Population (Percentage)	0.0%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Crescent Heights](#) community profile.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This proposal allows for a range of building types that are considered low-density and compatible with the established built form for the neighbourhood. The proposal meets the objectives of applicable policies discussed in the Strategic Alignment section of this report.

Land Use

The existing Residential – Contextual One / Two Dwelling (R-C2) District is a residential designation in developed areas that is primarily for single-detached and semi-detached dwellings that may include a secondary suite. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units and two secondary suites.

The proposed Residential – Grade-Oriented Infill (R-CG) District allows for two to three-storey (11 metres maximum height) rowhouse developments where one façade of each dwelling unit must directly face a public street. The district provides for a maximum density of 75 units per hectare which would enable up to four dwelling units on the subject site. The R-CG District also allows for a range of other low-density housing forms such as single detached, semi-detached, duplex dwellings, and secondary suites.

Development and Site Design

The Land Use Bylaw rules of the R-CG District will provide guidance for future site development including number of units, uses, building massing, building interface with the street and individual front door accesses, height, on-site parking, grading, and landscaping. A development permit has not been submitted at this time.

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Transportation

Pedestrian access to the site is available from an existing sidewalk along 12 Avenue NE (a collector street) and 1 Street NE. Upon redevelopment all vehicular access will be via the rear lane that is accessed from 1 Street NE. At the development stage the existing curb cut along 1 Street NE will be closed and rehabilitated. The site is serviced by Calgary Transit with local standard transit bus stops located approximately 140 metres away (less than a five-minute walking distance). The subject parcel is within 200 metres of the future proposed Green Line LRT alignment and within 600 metres of a future proposed Green Line LRT station.

Environmental Site Considerations

An Environmental Site Assessment was not required as part of this application. There are no known environmental concerns associated with the site or this proposal.

Utilities and Servicing

Water and sanitary mains are available and can accommodate potential redevelopment of the site without the need for offsite improvements. Individual servicing connections as well as necessary stormwater management will be considered and reviewed as part of a future development permit application.

Climate Resilience

The applicant has not identified any specific climate resilience measures as part of this application. Further opportunities to align future development on this site with applicable climate resilience strategies may be explored and encouraged at the development permit stage.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent land owners and the application was advertised online.

The Crescent Heights Community Association responded that they do not support the redesignation and would prefer to relegate all density to the Edmonton Trail and Centre Street Corridors (Attachment 3).

There were no responses received from neighbours. The applicant conducted their own community outreach by door knocking and speaking with local residents within a 90 metres radius. A few residents living near the site expressed concerns over density, increased traffic, crime, and shadowing but did not submit formal letters of opposition.

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Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. The proposed R-CG district is a low-density district that is compatible with the surrounding neighbourhood. The subject parcel is on a corner lot directly across the street from existing multi-residential housing. Design and parking requirements will be reviewed at the development permit stage and will be guided by the design policies of the *Crescent Heights ARP* as well as the Land Use Bylaw.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. In addition, Commissions recommendation and the date of the Public Hearing will be advertised.

Strategic Alignment

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the [South Saskatchewan Regional Plan](#) (SSRP) which directs population growth in the region to Cities and Towns and promotes efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the [Interim Growth Plan](#). The proposed land use amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong sustainable communities.

Municipal Development Plan (Statutory – 2009)

The [Municipal Development Plan](#) (MDP) is The City's broad vision for how Calgary grows and develops over the next 30 to 60 years with an emphasis on planning and building compact communities. Diversity in land uses, intensities, and housing generates more choice, so that residents have the opportunity to live and remain in their own neighbourhood as their housing needs change.

The subject parcel is located within the Residential – Developed – Inner City area as identified on [Map 1: Urban Structure](#) in the MDP. The applicable MDP policies encourage redevelopment and modest intensification of established communities to make more efficient use of existing infrastructure, public amenities and transit. Such redevelopment is intended to occur in a form that respects the scale and neighbourhood context.

The proposal is in keeping with relevant MDP policies as the R-CG District provides for a modest increase in a low-density form that is contextually sensitive and consistent with the existing surrounding residential development.

Policy Amendment and Land Use Amendment in Crescent Heights (Ward 7) at 202 - 12 Avenue NE, LOC2020-0040

Climate Resilience Strategy (2018)

The [Climate Resilience Strategy](#) identifies programs and actions intended to reduce Calgary's greenhouse gas emissions and mitigate climate risks. This application does not include any actions that specifically meet objectives of this plan, however, opportunities to align development of this site with applicable climate resilience strategies may be explored and encouraged at subsequent development approval stages.

Crescent Heights Area Redevelopment Plan (Statutory – 1997)

The [Crescent Heights ARP](#) Land Use Policy Map distinguishes between Low Density Residential areas for single-detached, semi-detached, and duplex dwellings and Low Density Multi-Dwelling areas for townhouses and 4 storey apartments. Thus, a minor ARP map amendment will be required in order to accommodate the land use redesignation as the subject site will go from Low Density Residential to Low Density Multi-Dwelling based on the number of units allowed within the R-CG district.

North Hill Communities Local Growth Planning (DRAFT)

Crescent Heights community is included as part of the proposed [North Hill Communities Local Area Plan](#) (LAP), which received support at the Standing Policy Committee on Planning and Urban Development (PUD2020-0164) on 2020 March 04. The *North Hill Communities LAP* is being recommended for approval by Council. The proposal in this application is in alignment with the Urban Form and Building Scale categories of the draft LAP.

Social, Environmental, Economic (External)

The recommended proposal represents a minor increase to density, and allows for an additional building form option in an established area of the city. As such, the proposed change may better accommodate the housing needs of different age groups, lifestyles, and demographics. Further, the ability to develop a rowhouse building will make more efficient use of existing land, infrastructure, and services.

Financial Capacity

Current and Future Operating Budget

There are no impacts to current and future operating budgets.

Current and Future Capital Budget

There are no impacts to current and future capital budgets.

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Risk Assessment

There are no known risks associated with the proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposal is in keeping with applicable policies in the *Municipal Development Plan*. The proposed R-CG District is a low-density district intended for development that is grade oriented in proximity to and adjacent to other low-density residential development and can offer an appropriate transition to multi-residential development. The proposal is a modest increase in density in an established area of the city that contains the infrastructure and services to accommodate the increase. The development can be designed to be compatible with the character and context of the existing neighbourhood and only requires a minor map amendment to comply with a local policy plan that was adopted prior to the MDP.

ATTACHMENT(S)

1. Proposed Amendment to the Crescent Heights Area Redevelopment Plan
2. Applicant's Submission
3. Community Association Letter