

Background and Planning Evaluation

Background and Site Context

The parcel is located 150 metres south of the Trans Canada Highway in the community of Crestmont and is currently developed with a single detached dwelling and front drive garage. The parcel has a length of 39 metres and width of 14 metres.

The surrounding lands are designated DC Direct Control District ([Bylaw 100Z2000](#)) based on R-1 of Bylaw 2P80 and are developed with a mix of bungalows and two storey homes. One block to the west the parcel are designated as Residential – Contextual One Dwelling (R-C1) District. There is also one R-C1s parcel located two blocks to the west.

Community Peak Population Table

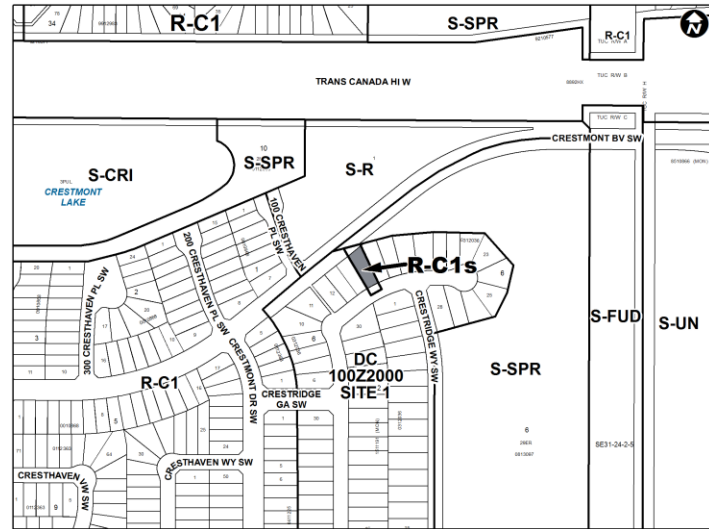
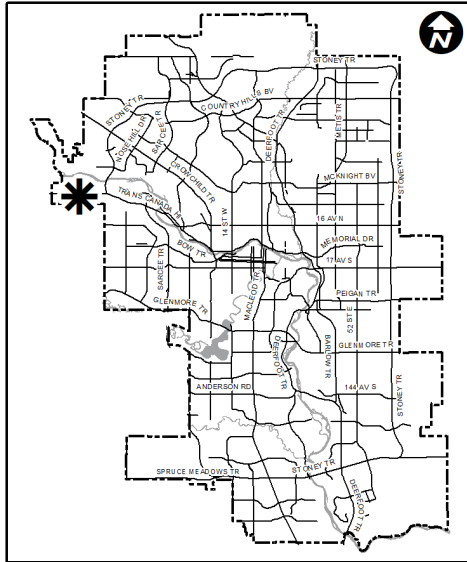
As identified below, the community of Crestmont reached its peak population in 2019.

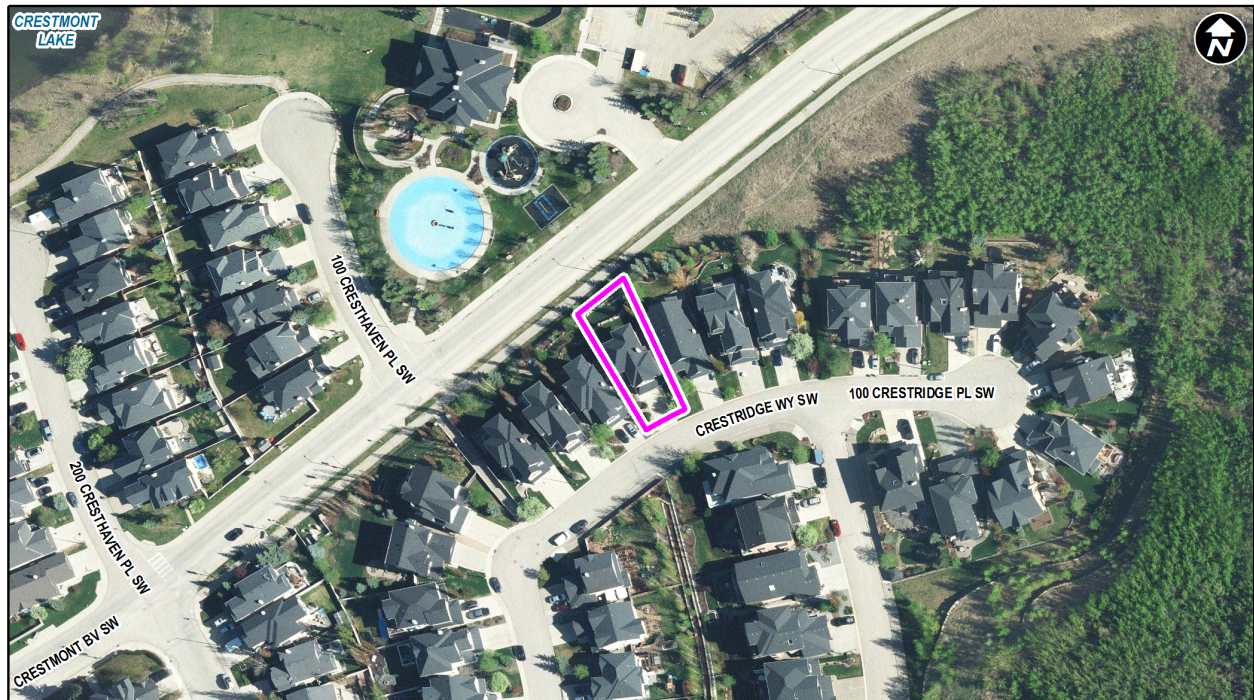
Crestmont	
Peak Population Year	2019
Peak Population	1,690
2019 Current Population	1,690
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Crestmont Community Profile](#).

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing DC land use is based on R-1 of Bylaw 2P80, which does not allow for a secondary suite. The existing DC provides a list of characteristics that would guide architectural controls for homes in the DC area. The proposed R-C1s District allows for a secondary suite and would bring the existing basement suite into compliance with Land Use Bylaw 1P2007.

Development and Site Design

The rules of the proposed R-C1s District will provide guidance for the size of the suite, setbacks and required amenity space.

Transportation

The subject site has adequate parking on site to accommodate both the existing single detached dwelling and the secondary suite, as it has an attached double garage. The subject site is not within a Residential Parking zone and there are currently no on-street parking restrictions.

The subject site is approximately 150 metres away from an eastbound bus stop, and approximately 220 metres away from a westbound bus stop that provides service to Routes 70, 408, 721, and 896.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary and storm servicing are available for the site.

Legislation and Policy

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](#) which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

Interim Growth Plan (2018)

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

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Planned Greenfield with Area Structure Plan (ASP) area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The proposal conforms to the relevant policies of the Municipal Development Plan, including policy 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 (secondary suites).

Climate Resilience Strategy (2018)

This application does not include any specific actions that address objectives of the [Climate Resilience Strategy](#).

Revised Calgary West Area Structure Plan (Statutory– 2014)

The site is identified as Neighbourhood Area in the [Revised Calgary West Area Structure Plan](#) (ASP) which accommodates a range of low to medium density residential development. The proposal conforms to the ASP as the low density land use typology allows for single detached homes with secondary suites.