

**POLICY AMENDMENT AND LAND USE AMENDMENT  
CRESCENT HEIGHTS (WARD 7)  
SOUTH EAST OF CENTRE STREET AND 16 AVENUE NE  
BYLAWS 32P2016 AND 188D2016**

**MAP 22C**

**EXECUTIVE SUMMARY**

This land use redesignation 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 rowhouse development.

**PREVIOUS COUNCIL DIRECTION**

None.

**ADMINISTRATION RECOMMENDATION(S)**

2016 May 19

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 32P2016 and 188D2016; and

1. **ADOPT** the proposed amendment to the Crescent Heights Area Redevelopment Plan, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 32P2016.
3. **ADOPT** the proposed redesignation of 0.06 hectares  $\pm$  (0.15 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, in accordance with Administration's recommendation; and
4. Give three readings to the proposed Bylaw 188D2016.

**REASON(S) FOR RECOMMENDATION:**

The proposal is in keeping with the applicable policies of the Municipal Development Plan and the ARP as amended. The proposed R-CG land use district is intended for parcels in proximity or directly adjacent to low density residential development. The proposal represents a modest increase in density for the parcel and allows for a development that has the ability to be compatible with the character of the existing neighbourhood. In addition, the subject parcel is located on a corner parcel, and is in close proximity to the Primary Transit Network.

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- This application would accommodate a modest density increase of an inner city parcel of land and allow for a development that has the ability to be compatible with the character of the existing neighbourhood;
- The proposed land use district is designed to be implemented in close proximity or directly adjacent to low density residential development;
- The proposed land use application aligns with relevant planning policies in the Municipal Development Plan.

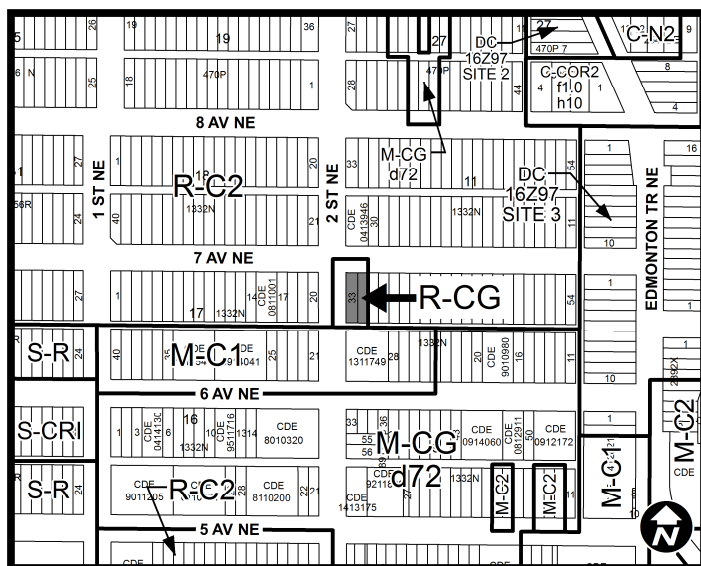
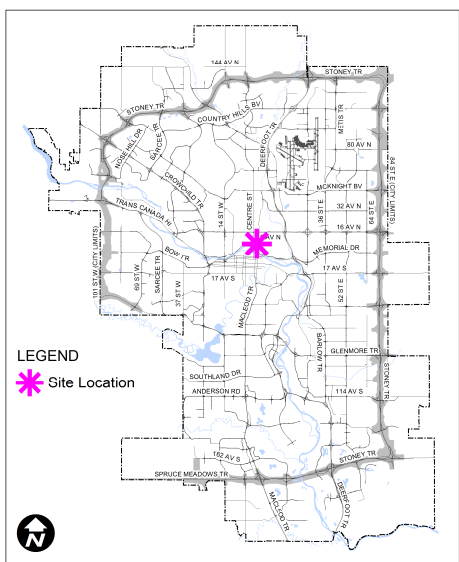
**ATTACHMENTS**

1. Proposed Bylaw 32P2016
2. Proposed Bylaw 188D2016
3. Public Submissions

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LOCATION MAPS



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**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

- |    |  |                       |
|----|--|-----------------------|
| 1. | Recommend that Council <b>ADOPT</b> , by bylaw, the proposed amendment to the Crescent Heights Area Redevelopment Plan (APPENDIX III).   |                       |
|    | <b>Moved by: R. Wright</b><br>Absent: G. Morrow  | <b>Carried: 6 – 0</b> |
| 2. | Recommend that Council <b>ADOPT</b> , by bylaw, the proposed redesignation of 0.06 hectares $\pm$ (0.15 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. |                       |
|    | <b>Moved by: R. Wright</b><br>Absent: G. Morrow  | <b>Carried: 6 – 0</b> |

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**Applicant:**

FAAS Architecture

**Landowner:**

Jiaren Corporation

**PLANNING EVALUATION**

**SITE CONTEXT**

The subject parcel is located in the community of Crescent Heights at the southeast corner of 2 Street NE and 7 Avenue NE. Existing development on the parcel consists of a single-detached dwelling and a detached garage that is accessed from the rear lane. Surrounding development consists of a mix of single-detached and semi-detached residential dwellings, as well as several non-conforming multi-residential buildings.

**LAND USE DISTRICTS**

The application initially proposed redesignating the subject parcels from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Low Profile (M-C1) District; however, following initial circulation, the application was amended to propose redesignation to Residential – Grade-Oriented Infill (R-CG) District to address concerns regarding density, height and contextual fit of future development on the site.

The R-CG District is intended to accommodate low-density, grade-oriented residential development in the form of rowhouse buildings, duplexes, semi-detached dwellings and cottage housing clusters. The rules of the R-CG District provide for development that is low height and sensitive to adjacent low-density residential development such as single-detached and semi detached dwellings. The proposed R-CG District would allow for a total of 4 units on the parcel.

	Maximum building height	Maximum number of dwelling units
Existing R-C2 District	10 metres	2
<b>Proposed R-CG District</b>	<b>11 metres</b>	<b>4</b>

**LEGISLATION & POLICY**

**Municipal Development Plan (Statutory / Approved by Council – 2009)**

The subject site is located within the Developed Residential –Inner City Area as identified on Map 1 of the Municipal Development Plan (MDP). Both City-Wide policies and Inner City Area

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policies apply. In general, these policies encourage redevelopment in inner city communities that is similar in scale and built-form to existing development, including a mix of housing such as semi-detached, townhouses, cottage housing and rowhousing. In addition, MDP policies encourage higher residential densities in areas that are more extensively served by existing infrastructure, public facilities, and transit.

This application is in keeping with relevant MDP policies, as the rules of the R-CG District provide for development that is sensitive to existing low-density residential development in terms of height, built-form, and density. The subject site is located on a corner, with higher density multi-residential development immediately adjacent to the south. The site is well served by public transit.

Notwithstanding the above, however, Section 1.4.4 of the MDP states that Area Redevelopment Plans in existence prior to the approval of the MDP are recognized by the MDP as these policies provide specific direction for the local context

*Crescent Heights Area Redevelopment Plan (Statutory / Approved by Council – 2009)*

The subject parcels are located in the Low Density Residential area as identified on Map 2 of the Crescent Heights Area Redevelopment Plan (ARP). The Residential policies envision redevelopment in the form of detached, semi-detached, and duplex residential buildings consistent with the existing low density character. These policies 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 R-CG District, while generally consistent with the overall intent of ARP policies for Low Density Residential Areas, allows for the rowhouse built-form which isn't contemplated in this area; therefore, a minor map amendment to the Crescent Heights ARP is required. This proposed amendment would identify the site as "Low Density Multi-Dwelling". This amendment would apply the ARP's design guidelines to the site. These guidelines would be applied at the Development Permit stage.

## **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 NE.

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**UTILITIES & SERVICING**

Water, sanitary, and storm sewer mains are available and can accommodate the potential redevelopment of the site without the need for off-site improvements at this time.

**ENVIRONMENTAL ISSUES**

An Environmental Site Assessment (ESA) was not required as part of this application.

**ENVIRONMENTAL SUSTAINABILITY**

An analysis of sustainability measures to be incorporated into the development will occur at the Development Permit stage.

**GROWTH MANAGEMENT**

The proposed land use amendment does not trigger capital infrastructure investment and, therefore, there are no 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 II.

**Citizen Comments**

Administration received sixteen letters of objection to the proposal from nearby residents that raised the following concerns (note that these comments were received for the initial circulation):

- Impact on the character of the neighbourhood
- Increased traffic and limited parking in the area
- Building height and density increase
- Additional non-residential uses allowed under proposed designation

**Public Meetings**

No public meetings were held.

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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 Ave ne 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 is on the southern boundary of an existing R-C2 zoning block. Located immediately south to the property, beginning at the laneway, is a large block of multi-family parcels zoned M-C2 and M-CG, with the dominate form to the north being single detached dwelling.

The proposal 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 multi-family zoning block south of the project and the existing single detached dwellings, through the use of low density rowhomes.

The proposed zone is intended for use in developed areas and provides grade-orientated projects of contextual height and low density. The zone also contains specific building heights and front setback areas to reflect the immediate context. Further, the zone would require landscaping features to compliment the design of the development and help to screen the adjacent neighbours from certain portions of the design. The zone also supports secondary suites, which would provide a diversity of housing stock to meet the needs of needs of present and future residents.

The R-CG provision for rowhousing would maximize the front door access to the street and provide street engagement thus encouraging pedestrian activity. While the application acknowledges the predominately low density residential nature of the area, the proposed zoning would only moderately intensify the density, while doing so in a form and scale that is sensitive to the existing context.

The ARP for Crescent Heights does make allowance for a mix of building scales and types in order to facilitate the differing needs of it residents. Careful attention to the building design to respect the adjacent context and to allow for transitions between zoning types is also mentioned in the ARP. As such, the application would seek approval for a rezoning to R-CG for the site located at 301 - 7 Ave NE.



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**APPENDIX II**

**LETTERS SUBMITTED**

January 19, 2016

Hi Dave,

Our committee has reviewed the LOC request for the amended zoning of R-CG and we still strongly oppose the application.

There are already many ways in which density will be added to Crescent Heights. Currently under construction is the Marquee on 16 Ave and the development on Centre Street. Additionally, there is an application to develop the entire Tigerstedt block. Further, there are two projects underway which will also increase density: Greenline LRT and Main Streets.

Because of the continual pressures on the community for increased densification and transportation issues, Crescent Heights has partnered with the Urban Lab to develop a community vision, so we can better understand HOW our community can absorb change and still maintain the qualities that we consider important, such as preserving a single family low density community, protecting our green space and urban forest and supporting a walkable community.

The addition of density, therefore, needs to be carefully managed. It needs to be part of a larger picture that is conducive to our overall vision. This application is random and opportunistic. From our point of view, there is no need to change the zoning on this property.

Further, it is very unfair to the adjacent neighbors. Consider the opposite situation, when an adjacent neighbor tries to stop a development that is allowed based on zoning. In those cases, the City's response puts the onus on the neighbor to understand the zoning in their area and buy accordingly.

In this situation – the complete reverse – what is the response to these adjacent neighbors? They purchased carefully, understood the zoning – and now – because someone purchased land in hopes of increasing profit, they are left to fight even though they did their due diligence! And, what does this say to future developers in Crescent Heights: should they just buy any property and then apply for rezoning?

Crescent Heights is below the city average for the number of dwellings occupied by the owner and the number of single family dwellings. In 2014, the percent of residents in Crescent Heights living in single family dwellings was only 39%, compared to the city average of 67%. Our ARP reads "the character of the existing low density residential areas should be maintained while appropriate new development is encouraged and that construction of larger detached homes is encourage to attract families with children to the community." We do not consider this LOC

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application to be in support of our ARP; nor do we consider the change in zoning to be “low density” when compared to its current zoning.

We ask the City to support the current zoning and deny this application. The applicant should have done their homework and purchased property with zoning to match their agenda. We further ask the City to support us in our visioning project and help us manage densification in a more holistic manner.

Regards,

Darlene Jones  
Crescent Heights Community Association Planning Director

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APPENDIX III

PROPOSED AMENDMENT TO THE CRESCENT HEIGHT  
AREA REDEVELOPMENT PLAN

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

