

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northeast community of Renfrew, at the northeast corner of 12 Avenue NE and 4 Street NE. The site is approximately 0.05 hectares (0.14 acres) in size and approximately 15 metres wide by 36 metres deep. The site previously consisted of a single detached dwelling and detached garage until they were demolished in July 2021.

Surrounding development to the north, east, and south is designated as R-C2 District and contains single detached and semi-detached dwellings. There is an R-CG designated parcel one block to the east. Development to the west is designated as Multi-Residential – Contextual Grade-Oriented (M-CGd72) District and contains a mix of single detached, semi-detached and multi-residential developments.

The site is approximately 195 metres (two-minute walk) east of Edmonton Trail NE which forms part of the Primary Transit Network. Edmonton Trail NE is classified as an Urban Main Street and includes a mixture of commercial and residential development. The site is also 340 metres (five-minute walk) west of the Renfrew Boys and Girls Clubs of Calgary and community amenities such as a tennis courts and open park space.

Community Peak Population Table

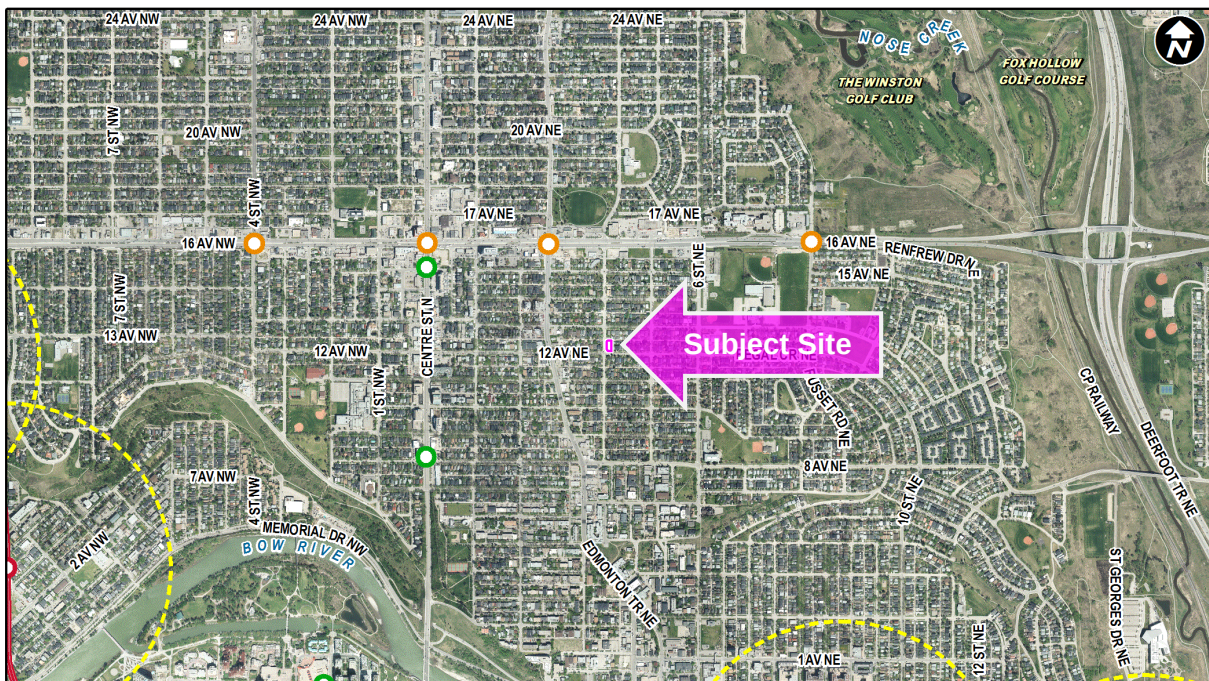
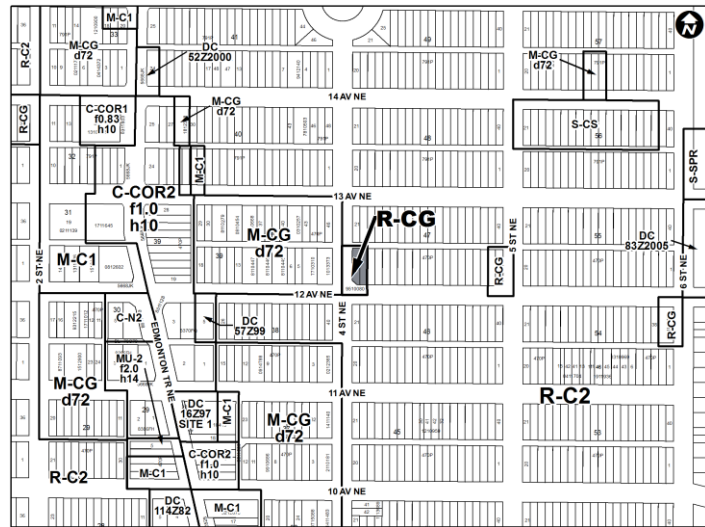
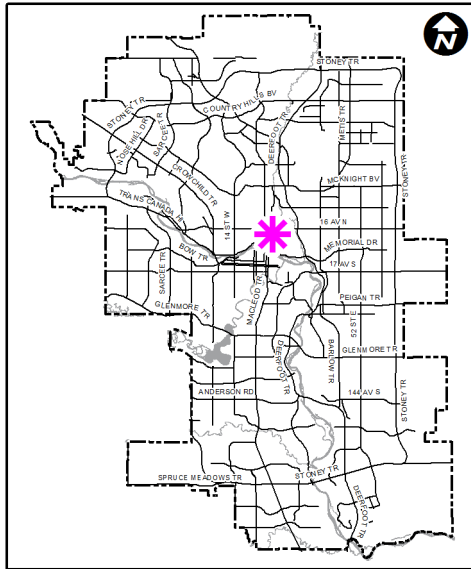
As identified below, the community of Renfrew reached its peak population in 1968.

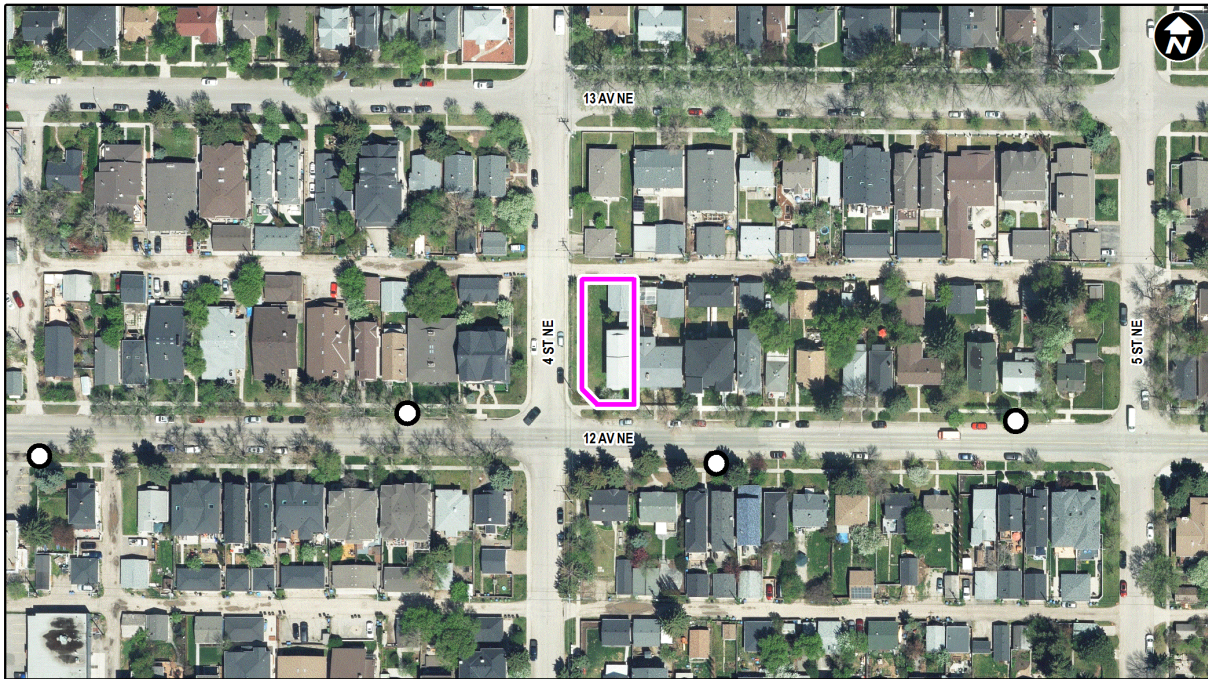
Renfrew	
Peak Population Year	1968
Peak Population	8,019
2019 Current Population	6,582
Difference in Population (Number)	-1,437
Difference in Population (Percent)	-17.9%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-C2 District is primarily for single detached, semi-detached, duplex dwellings, and secondary suites. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units.

The proposed R-CG District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, and rowhouses. The R-CG District allows for a maximum building height of 11 metres and a maximum density of 75 dwelling units per hectare. Based on the subject parcel area, this would allow for a maximum of four dwelling units.

Secondary suites (one backyard suite or secondary suite per dwelling unit) are also allowed in R-CG developments. Secondary suites do not count towards allowable density and do not require motor vehicle parking stalls, subject to the rules of the R-CG District.

Development and Site Design

If this application is approved by Council, the rules of the proposed R-CG District will provide guidance for future site development including appropriate uses, building massing, height, landscaping, and parking. Given the specific context of this corner lot site, additional items that will be considered through the development permit process include, but are not limited to:

- ensuring an engaging built interface along both the 4 Street NE and the 12 Avenue NE frontages including ensuring access to the principal dwellings meets grade-oriented design definitions; and
- mitigation of shadowing, overlooking, and privacy concerns to the adjacent property.

Transportation

Pedestrian and vehicular access is available from 12 Avenue NE, 4 Street NE, and the rear lane. Twelve Avenue NE is classified as a collector roadway as per the *Calgary Transportation Plan*. The area is served by Calgary Transit Route 17-Renfrew with bus stops located 30 metres (one-minute walk) from the development. Route 17 provides transit service approximately every 40 minutes during peak hours. Transit service is also available on Edmonton Trail. Route 4-Calgary Downtown, located 250 metres (two-minute walk) from the site, provides service every 20 minutes during peak hours. On-street parking adjacent to the site is not regulated on 12 Avenue NE or 4 Street NE.

Environmental Site Considerations

There are no known outstanding environmental concerns associated with the site.

Utilities and Servicing

Water and sanitary deep utilities are available within the adjacent public rights-of-way; while public storm is not available. Servicing requirements will be determined at the time of development to the satisfaction of Administration.

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 promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Residential – Developed – Established area as identified on Map1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit. Such redevelopment is intended to occur in a form and nature that respects the scale and character of the neighbourhood context. The proposal is in keeping with relevant MDP policies as the R-CG District provides for a modest increase in density in a form that is sensitive to existing residential development in terms of height, scale and massing.

There is no local area plan for the subject site.

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 the objectives of this plan; however, opportunities to align future development of this site with applicable climate resilience strategies may be explored and encouraged at the development review stage.

North Hill Communities Local Area Plan (Proposed)

The [North Hill Communities Local Area Plan](#) has received first reading from Council and approval from the Calgary Metropolitan Region Board (CMRB). Following approval from the CMRB, the Plan will return to Council for second and third reading in September 2021. Planning applications are being accepted for processing during the local area planning process. The proposed land use amendment is in alignment with the Urban Form and Building Scale categories of the proposed *North Hill Communities LAP*.