

Background and Planning Evaluation

Background and Site Context

The approximately 0.07 hectare (0.18 acres) corner site, located in the northeast community of Renfrew, is at the southeast corner of 10 Street NE and Child Avenue NE. The parcel, approximately 23 metres by 30 metres, is currently developed with a single detached dwelling and parking pad with street access. Surrounding land uses are predominantly R-C2, with a mix of rowhouses, semi-detached, bungalows and two-storey homes. Further to the north, across 8 Avenue NE, are multi-residential developments.

Community Peak Population Table

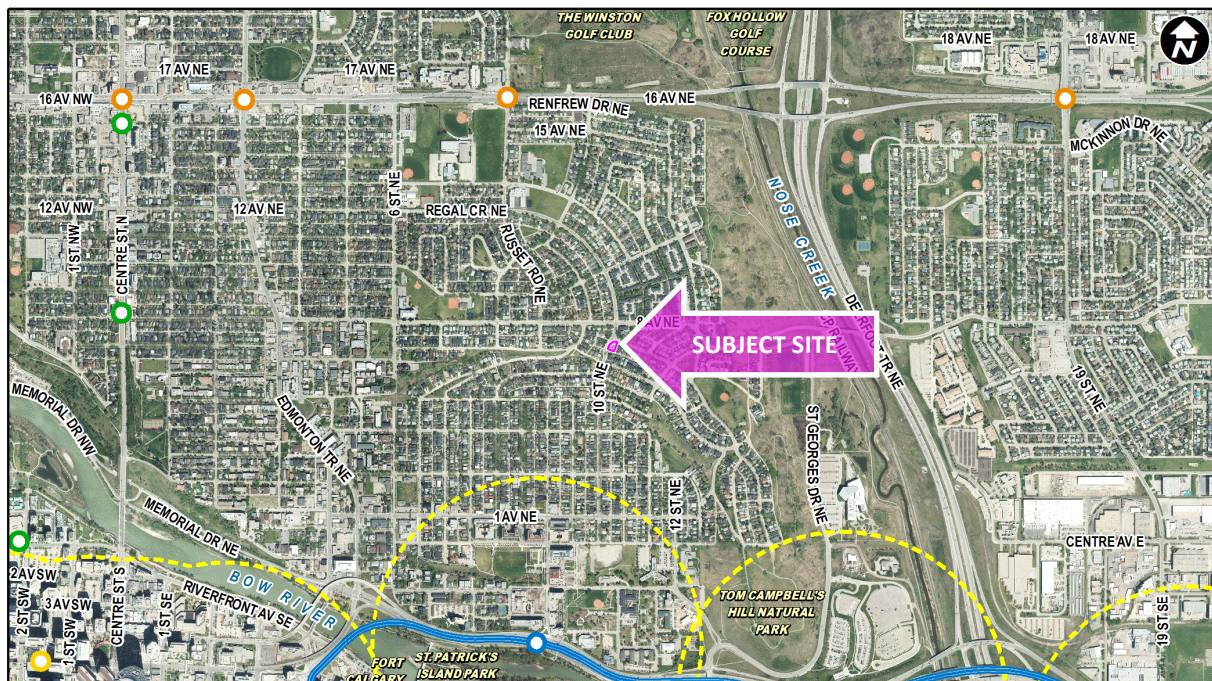
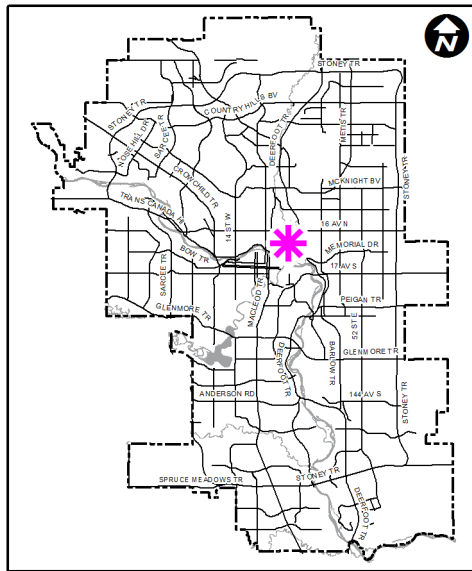
As identified below, the community of Renfrew reached its peak population in 1968.

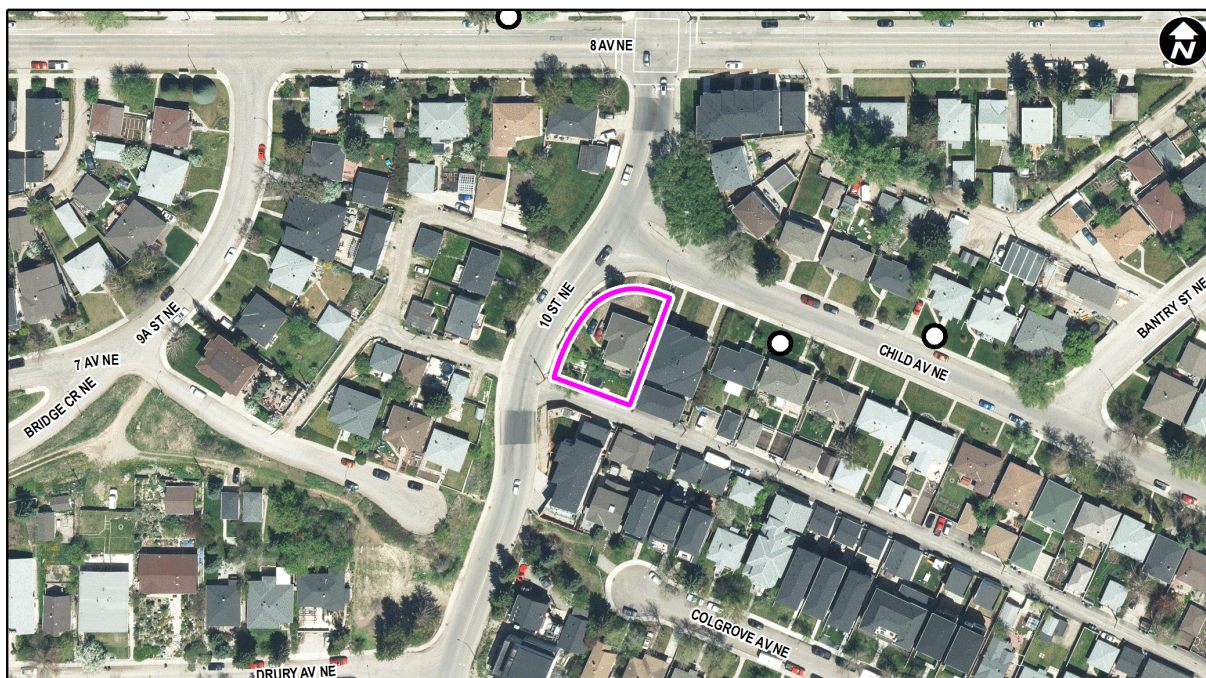
Renfrew	
Peak Population Year	1968
Peak Population	8,019
2019 Current Population	6,582
Difference in Population (Number)	-1,437
Difference in Population (Percent)	-17.9%

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 and duplex homes. 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 parcel area, this would allow up to a maximum of five dwelling units.

Secondary suites (one backyard suite or secondary suite per dwelling unit) are also allowed in the 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 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 and features of this corner 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 10 Street NE and Child Avenue NE frontages;
- improving pedestrian connections along 10 Street NE by ensuring vehicle access to the site is off the lane;
- opportunities to preserve mature vegetation; and
- mitigation of shadowing, overlooking, and privacy concerns.

Transportation

A Transportation Impact Assessment nor a parking study were required as part of this application. Pedestrian and vehicular access is available from Child Avenue NE, 10 Street NE, and the rear lane. Street parking is unrestricted on Child Avenue NE and 10 Street NE.

The site is well served by Calgary Transit (Routes 17 and 19) with bus stops located along Child Avenue NE and 10 Street NE within approximately 100 to 120 metres of the subject site. The site is also located within approximately one kilometre of the Russet Road Max Orange Station on 16 Avenue NE.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water and sanitary mains are available and can accommodate potential redevelopment of the subject site without the need for off-site improvements at this time. Details of site servicing, as well as appropriate stormwater management, will be considered and reviewed as part of a development permit application.

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 Map 1: Urban Structure in the [Municipal Development Plan](#) (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. Redevelopment is intended to occur in a form and nature that respects the scale and character of the neighbourhood context.

This 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.

Climate Resilience Strategy (2018)

This application does not include any specific actions that address the objectives of the [Climate Resilience Strategy](#). Further opportunities to align development of this site with applicable climate resilience strategies may be explored and encouraged at the subsequent development permit stage.

North Hill Communities Local Area Plan (Statutory – 2021)

The subject site is identified as Neighbourhood Connector as shown on Map 3 of the [North Hill Communities Local Area Plan](#) (LAP). This area is intended for primarily residential uses as well as local commercial uses in stand-alone and mixed-use buildings. The site is also identified as within the Limited scale on Map 4 which allows for development of up to 3 storeys. The proposed land use amendment is in alignment with applicable policy of the LAP.