

# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the community of Renfrew on the southeast corner of 13 Avenue NE and 6 Street NE. The parcel is approximately 1.21 hectares (2.98 acres), 153 metres wide, and 80 metres in length. The site has a set of one storey portables and two existing buildings, one of which is the Rutledge Hangar that was constructed in 1929; the other is an addition that was built onto the hangar in 2005. The Rutledge Hangar is legally protected due to a heritage designation by The Province of Alberta since 2004.

The surrounding lands are characterized by Residential – Contextual One / Two Dwelling (R-C2) Districts to the west, south, and east of the subject site. Directly north of the subject site is a large Special Purpose – School, Park, and Community Reserve (S-SPR) District that contains the Renfrew Aquatic and Recreation Centre, Stew Hendry/Henry Viney Arena, and Renfrew Athletic Park. There are two access points into the site – one from 13 Avenue NE which leads to a small parking lot and one access point off 6 Street NE into the larger parking lot that services the main access for the Trellis Society.

The subject site is approximately 300 metres (approximately four minute walk) from the Max Orange BRT line along 16 Avenue North which runs crosstown and directly south of Colonel Macleod Junior High School. The west and south ends of the site are adjacent to the on-street bikeway network.

## Community Peak Population Table

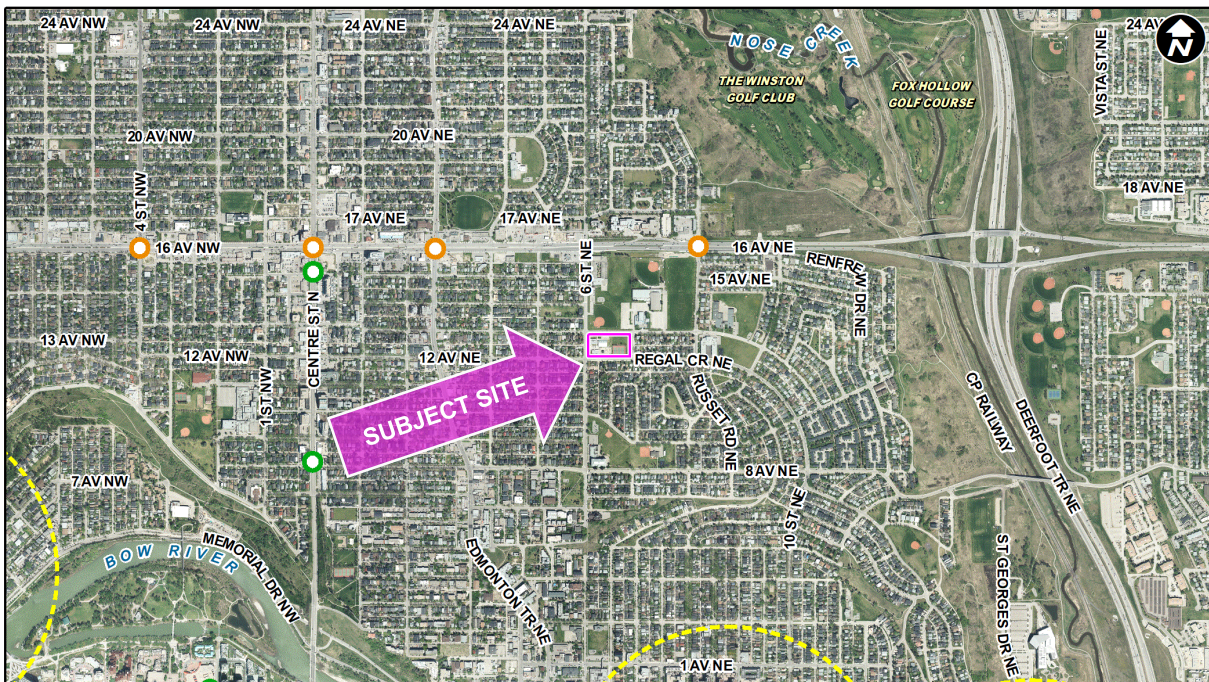
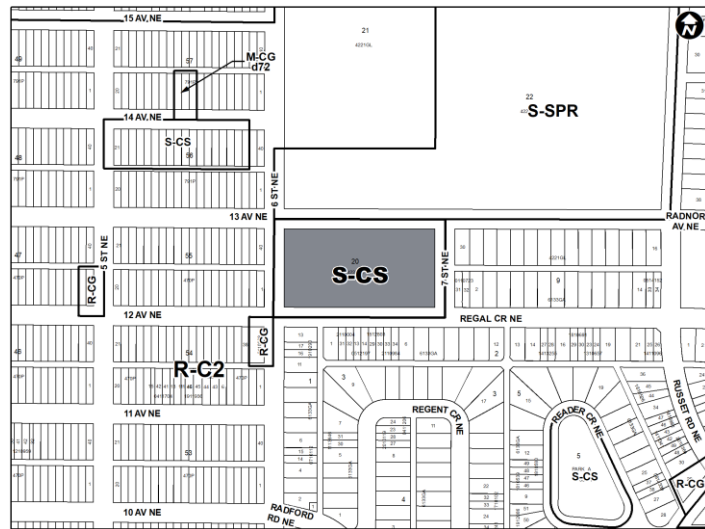
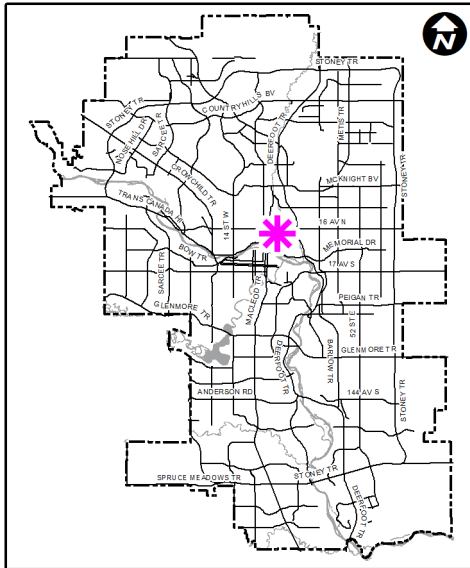
As identified below, the community of Renfrew reached its peak population in 1968.

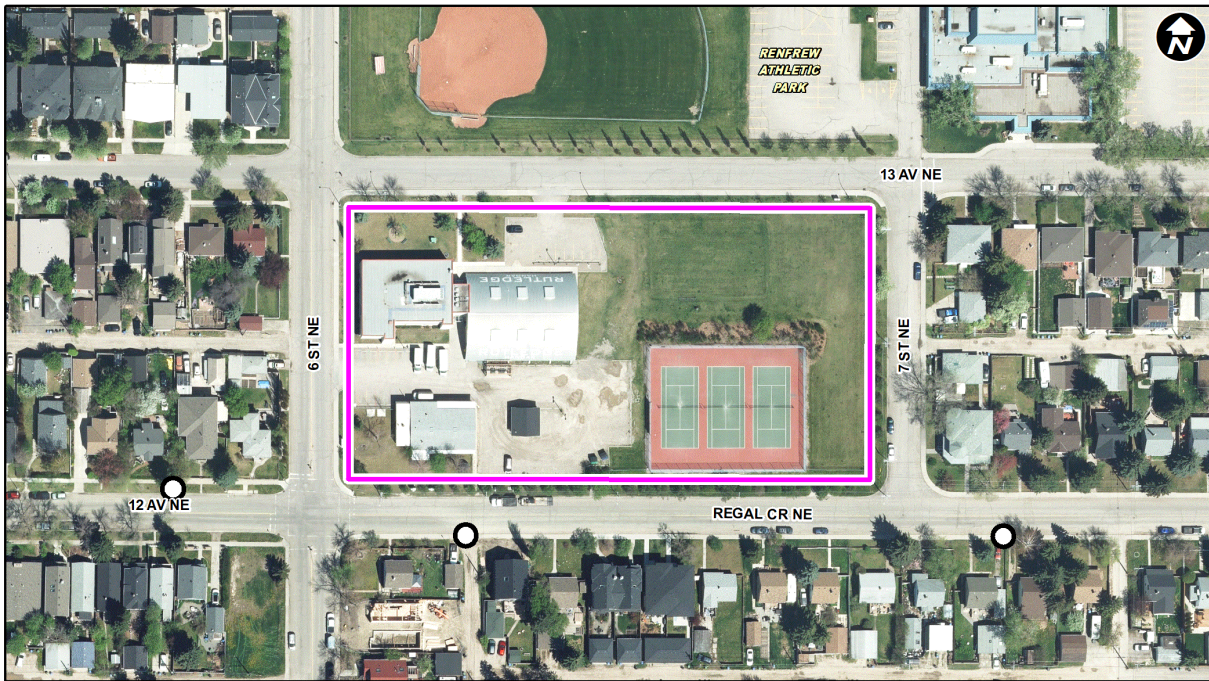
<b>Renfrew</b>	
Peak Population Year	1968
Peak Population	8,019
2019 Current Population	6,582
Difference in Population (Number)	-1,437
Difference in Population (Percent)	-17.92%

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 DC District is based on the R-2 Residential Low Density District of Land Use Bylaw 2P80 with the additional use of Office to accommodate the site functions at the time. This site is currently approved as a Public and Quasi Public Building which provides services available to the public for the purpose of assembly, instruction, culture or community activity, including but not limited to, a church, a library, a museum, an art gallery and the recreational, social, or educational activities of a public group or organization. The existing DC District does not accommodate the full range of community services, including Child Care Service as intended by the Trellis Society.

The proposed land use amendment to the S-CS District would allow for education and community uses along with small scale public indoor and outdoor recreation facilities. The intention for this land use amendment is to allow the Trellis Society to obtain the approvals from The City of Calgary and Province of Alberta to operate a Child Care Service that will include preschool, kindergarten, before and after school care, and youth programs.

This amendment will also modernize the parcel to align with the current Land Use Bylaw 1P2007 and the *North Hill Communities LAP* as a City Civic and Recreation Urban Form Category. A DC District was initially proposed for this site to allow for Office to be continued as a use, however the current Office use for the site operates as administrative support to the Child Care Service and can be included within the Child Care Service use. The S-CS District can accommodate a range of community services and is the appropriate land use district.

### **Development and Site Design**

There are currently no redevelopment plans for the subject site. If the subject application is approved by Council, this land use amendment will bring the current business operations of Trellis Society into compliance with the Land Use Bylaw and provide them with ability to obtain the necessary provincial licensing for childcare and school related activities (pre-school and kindergarten). The rules of the S-CS District and *North Hill Communities LAP* would provide guidance in the event of future redevelopment. Details of the proposal including appropriate uses, building height and massing, landscaping, and parking that would be reviewed at the development permit stage.

A change of use development permit application (DP2021-5476) has been submitted and is under review. The development permit application triggered the requirement for a land use amendment to bring the proposed business operations into compliance with the Land Use Bylaw.

### **Transportation**

Pedestrian and vehicular access to the site is available via 6 Street NE, 7 Street NE, 13 Avenue NE and Regal Crescent NE. All adjacent roads are classified as Collector Roads as per the *Calgary Transportation Plan*.

The area is served by Calgary Transit Route 17 with a bus stop across the street on Regal Crescent NW. This service is provided every 30 minutes during peak hours. The site also has transit service within 600 metres from Edmonton Trail (Route 4) and 16 Avenue NE (Route 19 and Max Orange 303). Services from Edmonton Trail and 16 Avenue NE are provided every 20 minutes during peak hours. As the site is located within 600 metres radius from a Max Orange Station, it is within the Transit Oriented Development area.

Regal Crescent NE and 6 Street NE have on street bikeways as per the 5A cycling network. A Transportation Impact Analysis was not required in support of the land use redesignation application. Further transportation analysis may be required at the Development Permit Stage.

### **Environmental Site Considerations**

At this time, there are no known outstanding environmental concerns associated with the site and/or proposal.

### **Utilities and Servicing**

Water and sewer connections exist to the site. Water, sanitary and storm deep utilities are available within the adjacent public rights-of-way. Servicing requirements will be determined at the time of future development to the satisfaction of Water Resources.

## **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 site is categorized as Developed Residential – Inner city on Map 1: Urban Structure of the [Municipal Development Plan](#).

The MDP supports the revitalization of local communities by adding population and a mix of commercial service uses. The Inner City category allows for expansion of local commercial that provides retail and service uses in close proximity to residents. In addition, the MDP supports sites with existing public facilities and promotes their reuse for new or expanded community services and recreational and educational facilities to meet changing community needs.

**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 subsequent development approval stages.

**North Hill Communities Local Area Plan (Statutory – 2021)**

The subject site is identified as City Civic and Recreation in the [North Hill Communities Local Area Plan \(LAP\)](#). The LAP speaks to supporting a range of recreation, civic, arts, and cultural opportunities to meet the needs of the community in addition to commercial services that complement the primary functions. The proposed land use amendment is in alignment with applicable policy of the LAP.