

Background and Planning Evaluation

Background and Site Context

The subject site is located mid-block on the north side of 13 Avenue NE, between Edmonton Trail NE and 4 Street NE at 424 and 428 – 13 Avenue NE. Collectively, the sites are approximately 0.10 hectares (0.25 acres) in size with dimensions of approximately 15 metres (49 feet) and 13 metres (42 feet) width, respectively. Both parcels are approximately 76 metres (246 feet) in length. The site has vehicular access via the rear lane and is presently developed with two single detached dwellings, a detached garage, and a parking pad.

Surrounding development consists of a mixture of single and semi-detached dwellings that are designated R-C2 District. In addition, there are some multi-residential buildings south and west of the parcel designated Multi-Residential – Contextual Grade-Oriented (M-CG) District and Multi-Residential – Contextual Low Profile (M-C1) District.

Community Peak Population Table

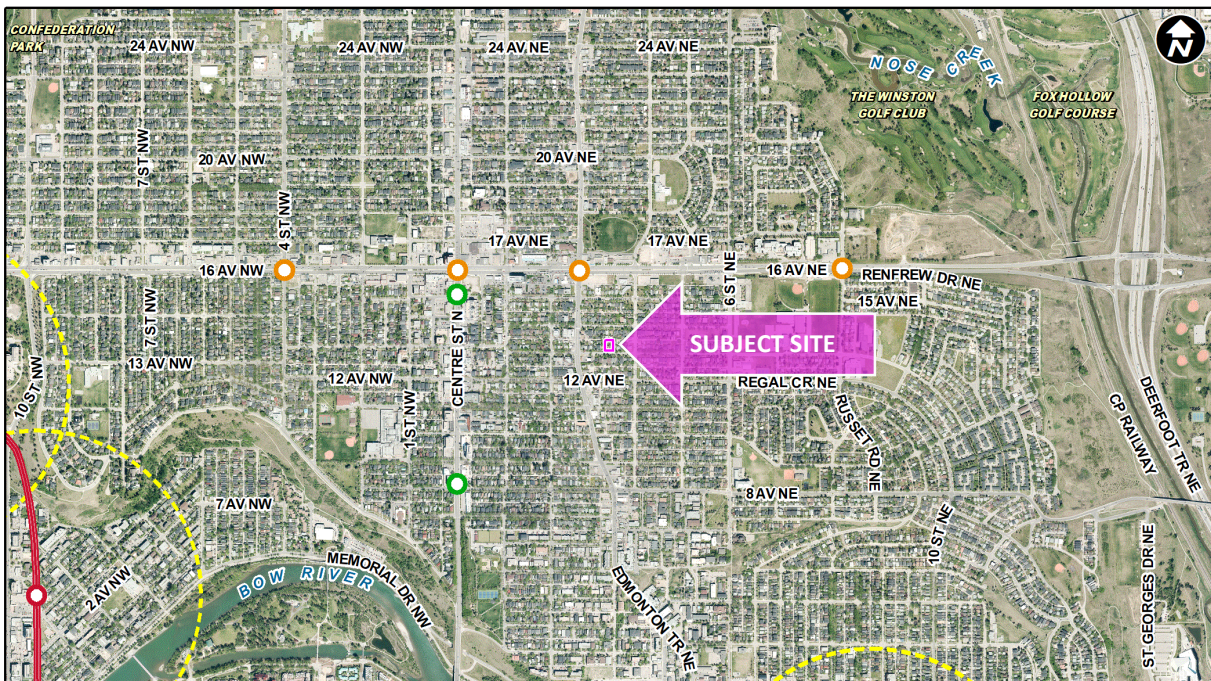
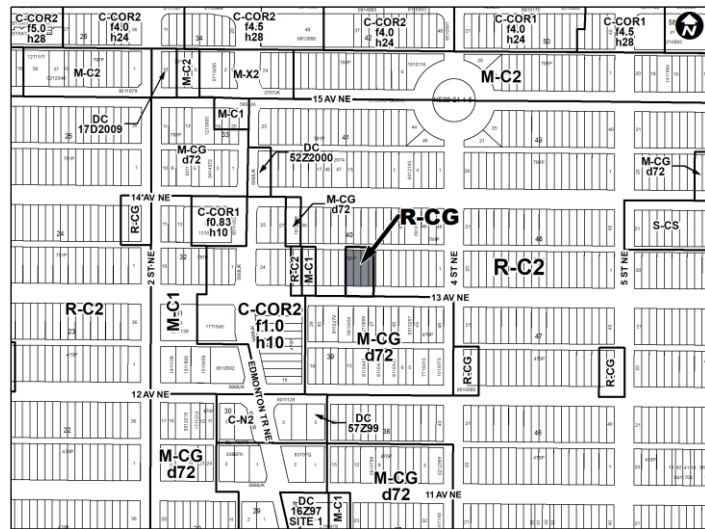
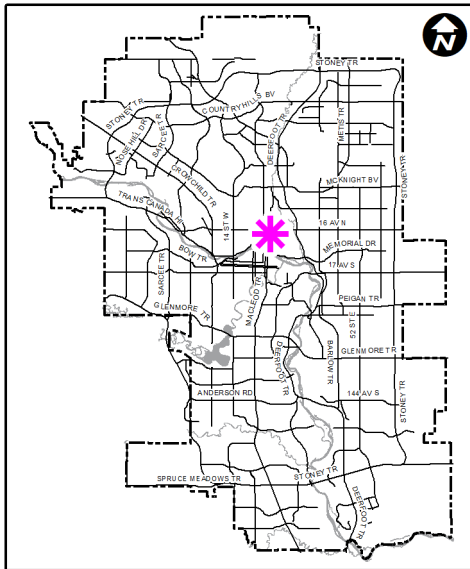
As identified below, the community of Renfrew reached its peak population in 1968.

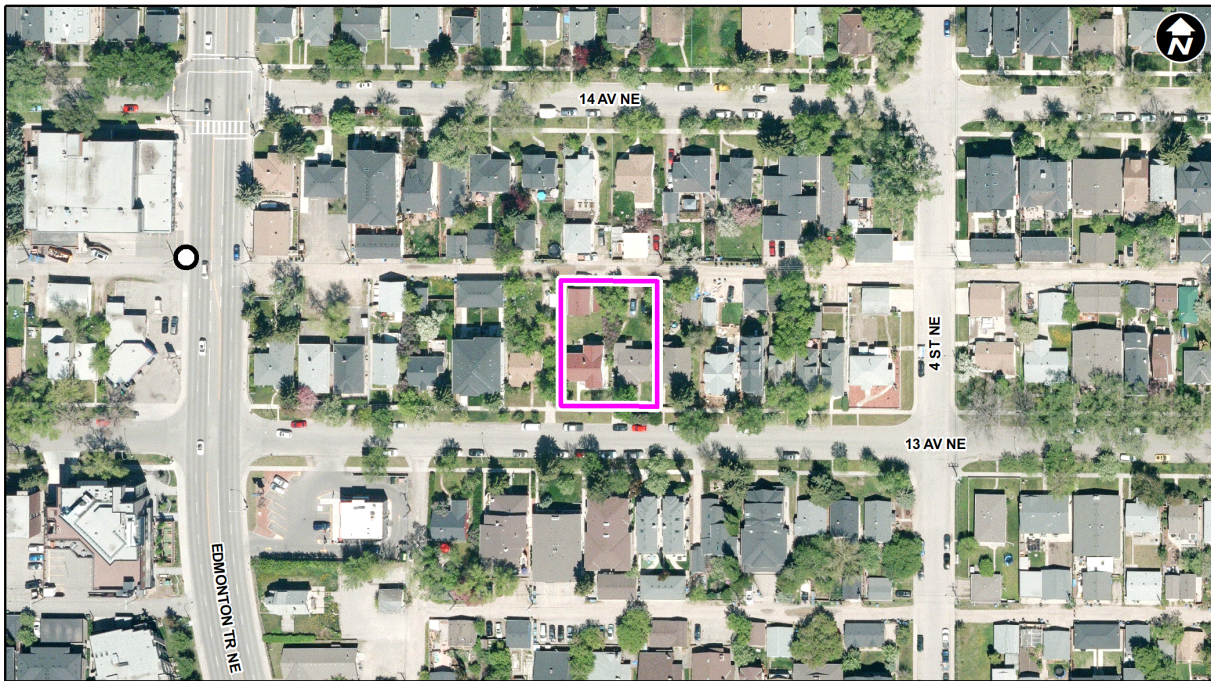
Renfrew	
Peak Population Year	1968
Peak Population	8,019
2019 Current Population	6,582
Difference in Population (Number)	-1,437
Difference in Population (Percent)	-17.9%

Source: *The City of Calgary 2017 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 a designation in developed areas intended to accommodate residential development and contextually sensitive redevelopment in the form of single, semi-detached, and duplex dwellings. The R-C2 District allows for a maximum building height of 10 metres and a maximum density of two dwelling units and two secondary suites.

The proposed R-CG District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, and rowhouse buildings, including secondary suites. The R-CG District allows for a maximum building height of 11 metres and a maximum density of 75 dwelling units per hectare on the subject site in a rowhouse building form. Given the size of the site, the R-CG District would allow for up to seven units on the site. The applicant is seeking to develop the site with six units in a rowhouse form.

Development and Site Design

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

- the layout and configuration of dwelling units;
- ensuring an engaging built interface along the 13 Avenue NE frontage;

- access and parking provisions;
- establishing well-considered landscaping and amenity space design; and
- mitigation of shadowing, privacy and visual overlooking.

Transportation

Pedestrian access to the site is available from 13 Avenue NE while vehicular access is from the rear lane. Transit Route 19 and the MAX Orange Bus Rapid Transit that runs along 16 Avenue N are located north of the subject site, with two stops within 350 metres (four-minute walk) of the parcel. Additionally, the parcels are within 200 metres (three-minute walk) of the 4, 5, and 69 transit routes that run along Edmonton Trail. Finally, the subject parcel is within 600 metres (nine-minute walk) of the future 16 Avenue Green Line station.

Street parking adjacent to the site is permit parking.

A Transportation Impact Assessment was not required as part of this application.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water and sanitary sewer mains are available to service the subject site. Details of site servicing, as well as appropriate stormwater management will be considered and reviewed as part of a development permit review stage.

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 – Inner City area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment in addition to the modest intensification of the inner-city communities to make more efficient use of existing infrastructure, public amenities, and transit and deliver small incremental benefits to climate resilience. Redevelopment is intended to be of a similar scale and built form of the existing environment.

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 the 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 parcel is located within the [*North Hill Communities Local Area Plan*](#) (NHCLAP). The parcel is identified as Neighbourhood Local as shown on Map 3: Urban Form within the NHCLAP. This area is intended for primarily residential uses and supports a broad range and mix of housing types, unit structures, and built forms. In addition to this, the NHCLAP identifies this area as Limited in terms of building scale on Map 4. Limited scale building forms support development up to three storeys and contain three or more residential units that are near or adjacent to identified Main Streets and are within transit station areas. The proposed land use amendment is in alignment with the applicable policies of the NHCLAP.