

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of Renfrew on the northwestern corner of 9 Avenue NE and 5 Street NE. The site is approximately 0.06 hectares (0.14 acres) in size, with dimensions of approximately 15 metres wide and 37 metres deep. The site is currently developed with a single detached dwelling and detached garage, with access from the rear lane which is located along the northern property line of the site.

Surrounding residential development consists of a mix of single-detached, semi-detached and rowhouse developments designated as the Residential – Contextual One / Two Dwelling (R-C2) District and the Residential – Grade-Oriented Infill (R-CG) District. Edmonton Trail NE is located approximately 260 metres (a five-minute walk) to the west of the subject site and is designated as an Urban Main Street and provides the community with commercial developments and transit service.

There are numerous schools and parks, as well as community and sports facilities situated to the east and within walking distance (600 metres or 10 minute) to the subject site.

Community Peak Population Table

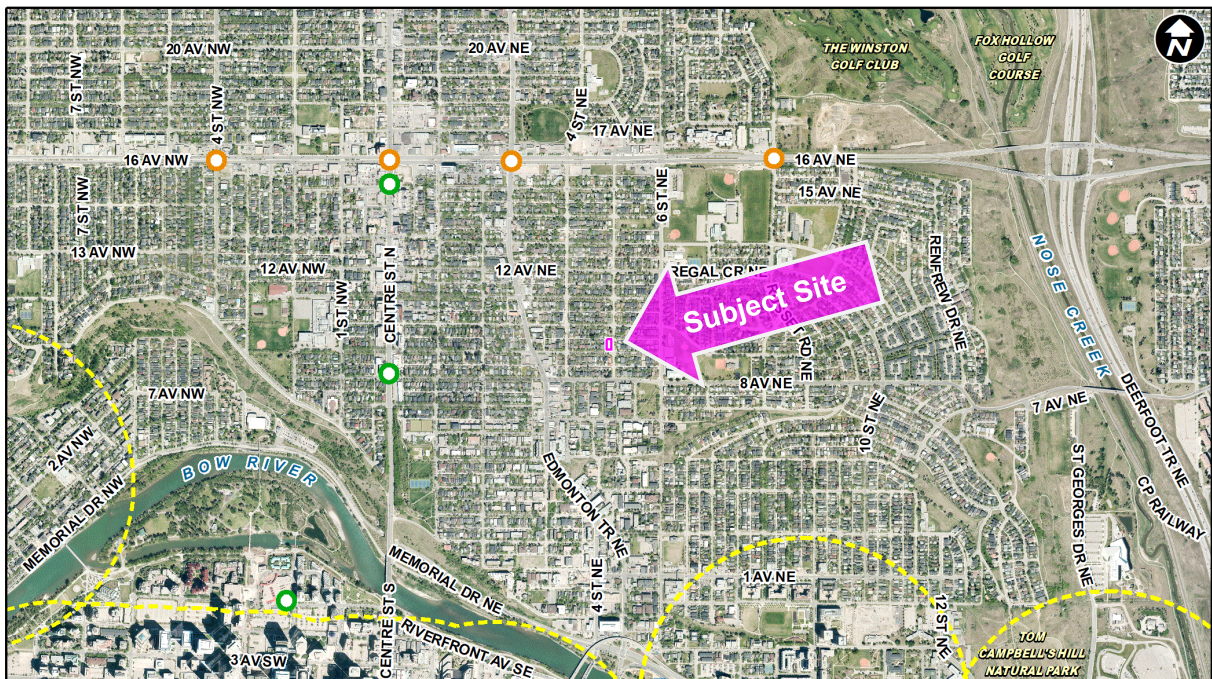
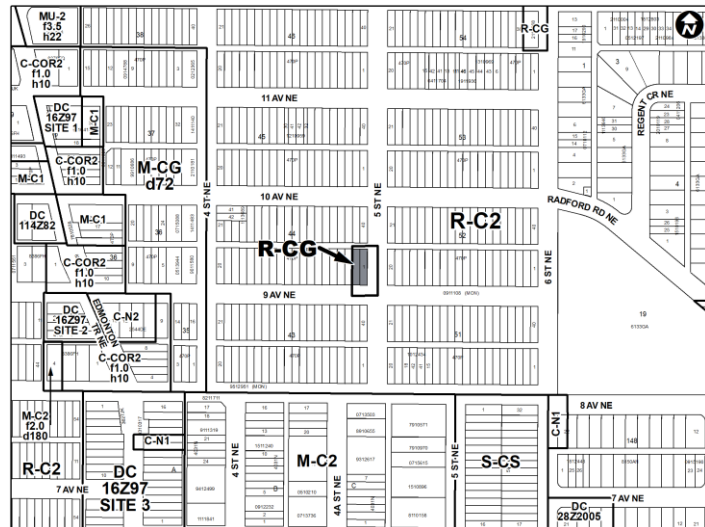
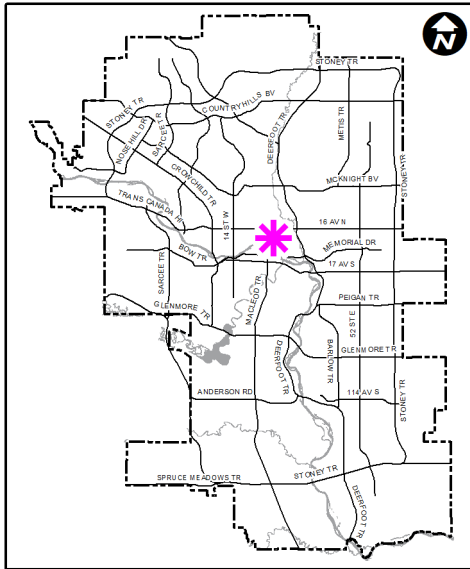
As identified below, the community of Renfrew reached its peak population in 1968, and the population has since then declined by more than 17% to 6,582 residents in 2019.

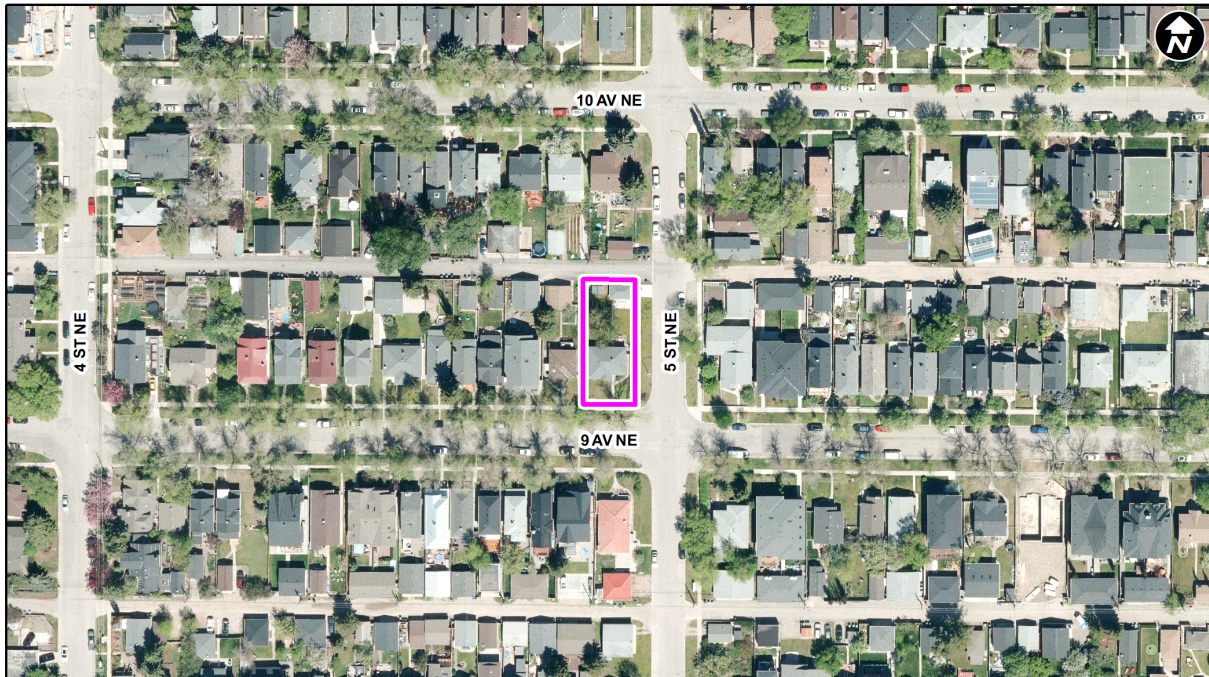
Renfrew	
Peak Population Year	1968
Peak Population	8,019
2019 Current Population	6,582
Difference in Population (Number)	-1,437
Difference in Population (Percent)	-17.92%

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 Residential – Contextual One / Two Dwelling (R-C2) District is primarily for single-detached, semi-detached, duplex dwellings and secondary suites in the developed area. The R-C2 District allows for a maximum building height of 10 metres and a maximum density of two primary dwelling units. Secondary suites are permitted uses within the R-C2 District.

In addition to the residential uses allowed in the R-C2 District, the proposed Residential – Grade-Oriented Infill (R-CG) District allows for the low-density housing forms of rowhouses and townhouses. 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 parcel area, this would allow up to four dwelling units on the subject site. Secondary suites (one backyard suite or one secondary suite per dwelling unit) are allowed in the R-CG District as a permitted use, and do not count towards allowable density.

Development and Site Design

If the land use amendment proposal is approved by Council, future redevelopment of the subject site will be guided by the rules of the proposed R-CG District, including the appropriate uses, building height and massing, landscaping, and parking. Given the specific context of this corner site, additional items that will be considered through the development permit process includes, but are not limited to:

- the layout and configuration of dwelling units;

- design that aligns with the Heritage Guidelines policy;
- access and parking provision;
- mitigation of shadowing, privacy and visual overlooking; and
- appropriate location of landscaping and amenity space.

Transportation

The subject site is a corner parcel fronting onto both 9 Avenue NE and 5 Street NE with access provided in the following way:

- pedestrian access is currently available from the existing sidewalk along 9 Avenue NE; and
- vehicular access for future development is possible and will be required from the existing rear lane along the northern property line.

The Applicant has indicated that parking can be accommodated on the subject site while on-street parking is managed through the Residential Parking Zone V. Without a permit, on-street parking is restricted between the hours of 7:00am and 18:00pm on 9 Avenue NE and 5 Street NE.

There are a number of transit routes in proximity to the subject site that provide opportunity to travel in all directions to and from the site. The transit routes are the following:

- Transit Routes 4 (Huntington), 5 (North Haven) and 69 (Deerfoot Centre) run along Edmonton Trail NE and have stops for both north and south-bound travel 260 metres (a five-minute walk) to the west of the subject site; and
- Transit Route 19 (16 Avenue N) and 303 (MAX Orange Brentwood/Saddletowne) run along 16 Avenue N and have stops for both east and west-bound travel.

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

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, storm 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.

Growth Plan (2022)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use amendment builds on the principles of the GP 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 and moderate 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.

The proposal is in keeping with relevant MDP policies as the R-CG District is a low-density residential district that provides for a modest increase in density in a form that is sensitive to existing residential development in terms of height, scale, and massing.

Calgary Climate Strategy (2020)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

North Hill Communities Local Area Plan (Statutory – 2021)

The [North Hill Communities Local Area Plan](#) (NHCLAP) is the local area plan that guides future development on the subject site, and provides guidance in three key areas:

1. **Urban Form:** Map 3 – Urban Form in the NHCLAP identifies the subject parcel as part of the Neighbourhood Local urban form category. This area is intended for primarily residential uses and supports a broad range of low-density housing types, unit structures, and built forms. The NHCLAP supports development in the Neighbourhood Local area where the building form contains one or two residential units (per building), but also allows for building forms containing three or more units in more specific areas such as near identified Main Streets, where rear lanes exist, and on-site parking can be provided.

Where three or more units are contained in a proposed building form, the building design should take the following into consideration during a development permit review:

- complement the surrounding context;
 - consider the impacts of massing, lot coverage and massing in relation to sunlight and overshadowing on adjacent parcels; and
 - protect existing healthy trees and landscaping on the subject parcel, where appropriate.
2. **Building Scale:** Map 4 – Building Scale in the NHCLAP identifies the subject site as part of the Limited scale category which allows for development up to three storeys. Section 2.3 – Scale Modifiers (Limited) allows for development that is typically characterised by single-detached, semi-detached, rowhouse and townhouse developments and allows for the building mass to be limited above the second storey in the Neighbourhood Local area, where appropriate and reviewed through a development permit application.
 3. **Heritage:** Section 2.6 – Heritage includes the subject site as part of the Beaumont/Regal Terrace Heritage Guideline Area as identified on Map 5 - Heritage Guideline Areas, approved by Council in 2022 (Bylaw 65P2022). The heritage guidelines do not prohibit the redevelopment of parcels within this area, except for permitted use dwelling units,

but instead encourages new development to draw design reference from nearby heritage assets as part of the discretionary use development permit application process.

Guidelines for the review of new development on the subject site may include the following:

- site and landscape design;
- roof styles and rooflines;
- building massing;
- building façades; and
- windows and build materials.

The subject site is not on the City's Inventory for Historical Resources and is not identified as part of a Heritage Boulevard on Map 2 – Community Characteristics and Attributes in the NHCLAP.

The proposed land use amendment is in alignment with the Neighbourhood Local area policies as the site is within short walking distance to an Urban Main Street and is laned to provide access to on-site parking.