

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of Crescent Heights on the southeast corner of 7 Avenue NE and 1 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. Direct lane access is provided along the south side of the site with the existing garage accessed from the lane.

Surrounding residential development consists of a mix of single, semi-detached, rowhouse and multi-family development designated as the Residential – Contextual One / Two Dwelling (R-C2) District to the north, east and west of the site with Multi-Residential – Contextual Low Profile (M-C1) District on the block directly across the lane to the south. Other surrounding development is designated as the R-CG District and the Multi-Residential – Contextual Grade-Oriented (M-CG) District. The Centre Street N Main Street is located 150 metres (a two-minute walk) to the west and the Edmonton Trail NE Main Street is located 350 metres (a four-minute walk) to the east. Both Main Streets provide the community with commercial developments and transit service.

Crescent Heights High School (grades 10 to 12) is 550 metres (a seven-minute walk) to the northwest. Stanley Jones School (Kindergarten to grade nine) is 900 metres (an 11-minute walk) to the east.

Rotary Park, along with lawn bowling, spray park, a tennis club and an off-leash dog park is located 150 metres (a two-minute walk) to the south. Crescent Heights Park, along with the Crescent Heights Community Association, sports fields and the North Hill Community Curling Club is 750 metres (a nine-minute walk) to the northwest. To the east, Scorciatoia Park is located 600 metres (a seven-minute walk) and Bridgeland Park is 750 metres (a 10-minute walk).

Community Peak Population Table

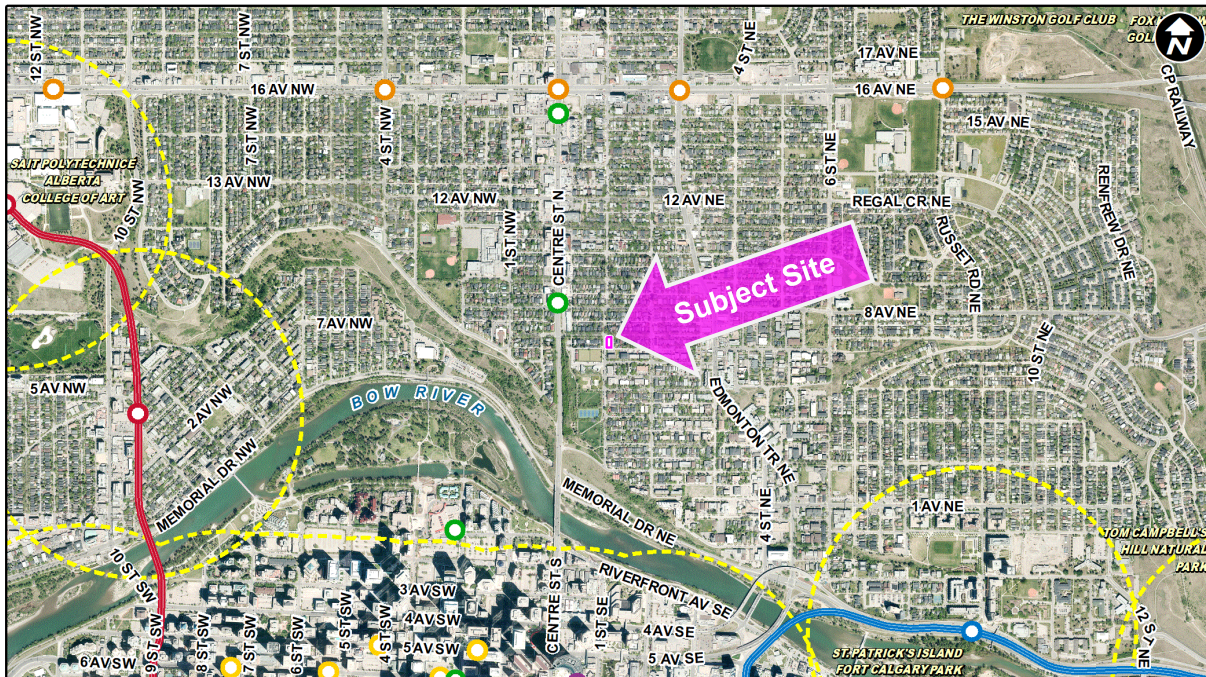
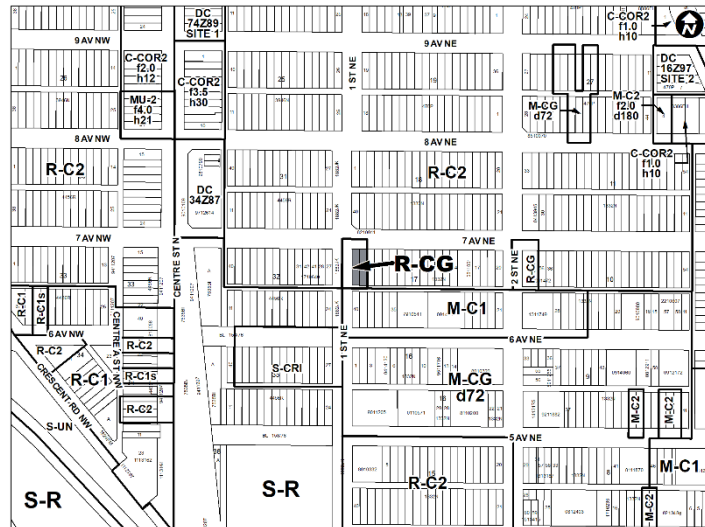
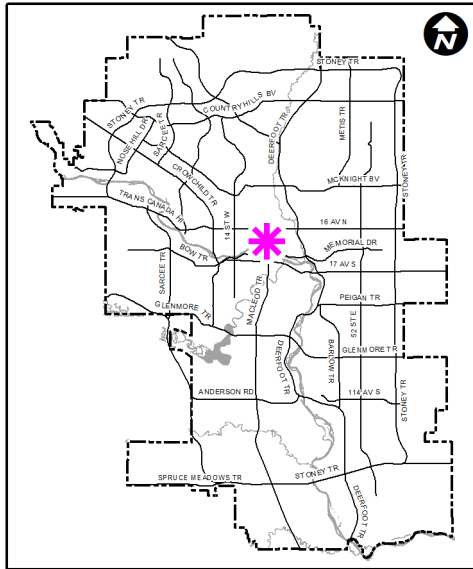
As identified below, the community of Crescent Heights reached its peak population in 2019, and the population has remained the same since then.

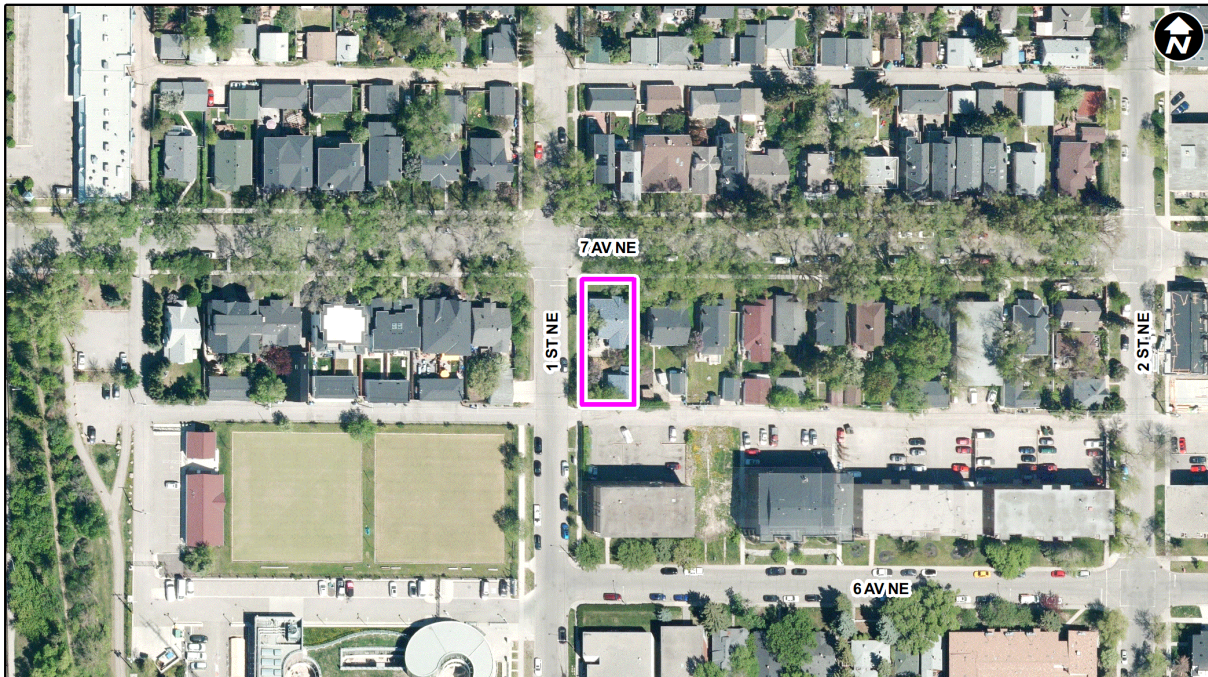
Crescent Heights	
Peak Population Year	2019
Peak Population	6,620
2019 Current Population	6,620
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Crescent Heights 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 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.

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 parcel area, this would allow a maximum of four dwelling units on the subject parcel.

Secondary suites (one backyard suite per parcel or secondary suite per dwelling unit) are also allowed in the R-CG District, and do not count towards allowable density. Parking requirements will be determined at the development permit stage and will be reviewed for compliance with all the rules of Section 546 of the Land Use Bylaw.

Development and Site Design

If approved by Council, the rules of the proposed R-CG District will provide guidance for future site redevelopment including appropriate uses, building massing, height, landscaping, parcel coverage and parking. Given the specific context and features of this site, it will allow for the 7

Avenue NE façade to still reflect the single detached character. Additional items that would be considered through the development permit review process include, 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

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.

- Transit Routes 2 (Mount Pleasant/Killarney 17 Av SW), 3 (Elbow Drive/Centre St N) and 17 (Renfrew/Ramsay) run along Centre Street with stops for both north and south-bound travel 250 metres (a three-minute walk) to the west.
- 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 500 metres (a six-minute walk) to the east.
- There are nine bus routes 1100 metres (a 14-minute walk) to the north, providing travel in all directions.
 - Transit Routes 62 (Hidden Valley Express), 64 (Macewan Express), 109 (Harvest Hills Express), 116 (Coventry Hills Express), 142 (Panorama Express), 301 (BRT North/City Centre) and 300 (BRT Airport/City Centre) run along Centre Street N and have stops for both north and south-bound travel.
 - Transit Routes 19 (16 Ave N) and 303 (MAX Orange Brentwood/Saddletowne) run along 16 Avenue N and have stops for both east and west-bound travel.

The future Green Line LRT has an approved station location 350 metres (a four-minute walk) to the northwest on Centre Street N between 8 Avenue N and 9 Avenue N.

Street parking adjacent to the site is one-hour parking along 7 Avenue NE and three-hour parking on 1 Street NE.

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 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 subject parcel is located within the Neighbourhood Local urban form category as identified on Map 3 of the [North Hill Communities Local Area Plan](#) (LAP). This area is intended for primarily residential uses and supports a broad range of housing types, unit structures, and built forms. The site is also identified as Limited scale on Map 4 (Building Scale) which allows for development up to three storeys. Several policies lay out conditions under which building forms that contain three or more residential units should be supported, including sites near or adjacent to an identified Main Street, where the parcel has a lane and where parking can be accommodated on site. The proposed land use amendment is in alignment with the Neighbourhood Local area policies as the site is within short walking distance of two Main Streets and is laned to accommodate on-site parking in the rear.

Section 2.6 – Heritage of the LAP 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 facades; and
- windows and build materials.

The subject site is part of a Heritage Boulevard on Map 2 – Community Characteristics and Attributes in the LAP due to the urban forestry trees along 7 Avenue NE. These boulevard trees

have historic value and are listed on the “Inventory of Evaluated Historic Resources”. Protection measures and mitigations will be required as part of the Development Permit and building process.

The proposed land use amendment is in alignment with the applicable policies of the LAP.