

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northeast community of Renfrew, at the southeast intersection of 8 Avenue NE and Regal Crescent NE. The site is approximately 0.06 hectares (0.14 acres) in size and is approximately 25 metres wide by 39 metres deep. The site is bounded on the north by 8 Avenue NE, and on the west and south side by a residential lane. Low density residential developments exist to the west, south, and east side consisting primarily of single detached dwellings, but include a rowhouse building to the west of the subject parcel. A multi-residential development exists to the north, across 8 Avenue on parcels designated as Multi-Residential – Contextual Low Profile (M-C1) District. Presently, the site is developed with a single detached dwelling with an attached garage that is accessed from 8 Avenue NE.

The Renfrew Park, its playgrounds and sports fields, the Renfrew Community Association building, and Stanley Jones Elementary School are approximately 600 metres (an eight-minute walk) to the west along 8 Avenue NE.

Community Peak Population Table

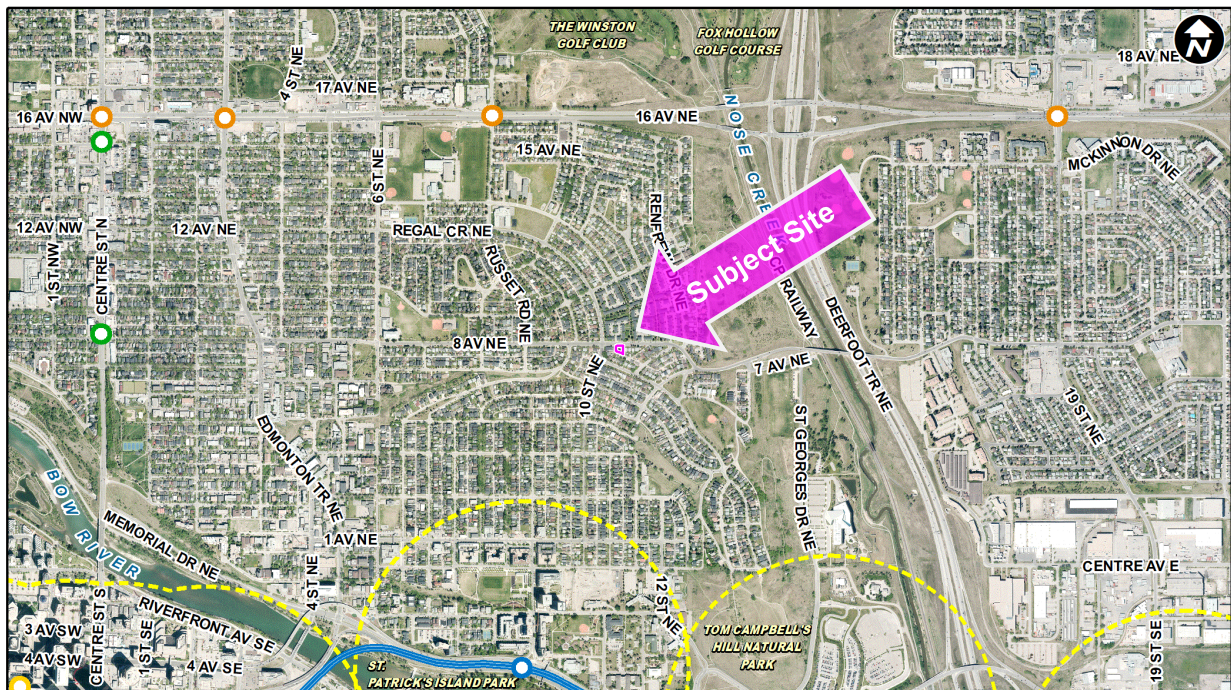
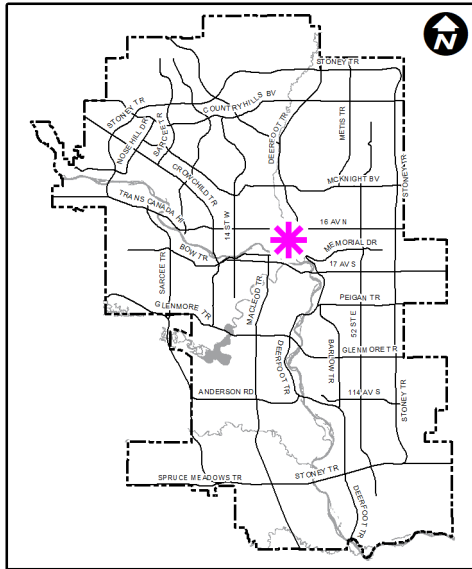
As identified below, the community of Renfrew reached its peak population in 1968, and the population has decreased since then.

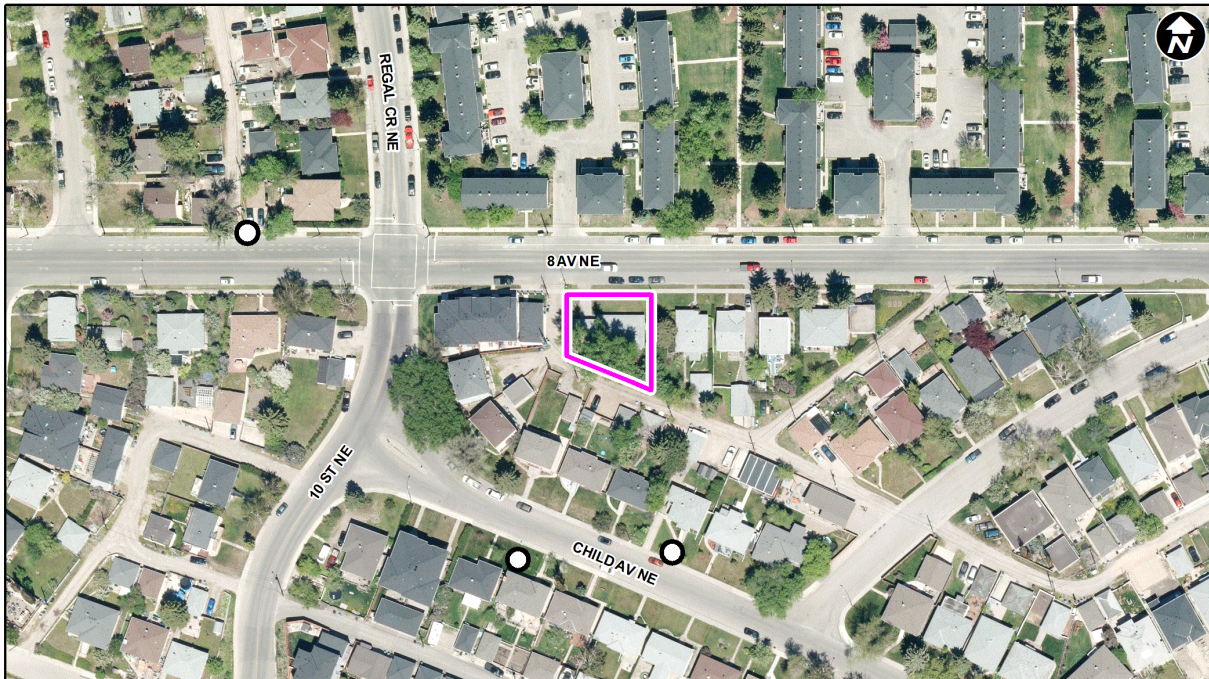
Renfrew	
Peak Population Year	1968
Peak Population	8,019
2019 Current Population	6,582
Difference in Population (Number)	-1,437
Difference in Population (Percent)	-17.9%

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

The proposed Residential – Grade-Oriented Infill (R-CG) District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, townhouses, 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 subject site parcel area, this would allow up to four dwelling units.

Secondary suites (one backyard suite or one secondary suite per dwelling unit) are also allowed in the R-CG District, and do not count towards allowable density. Parking requirement is 0.5 parking stalls per dwelling unit and per secondary suite.

Development and Site Design

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

- green building and climate resiliency mitigation and adaptation considerations;
- desired building placement and orientation;
- mitigation of shadowing, overlooking, and privacy concerns;
- amenity space provisions; and
- interface with 8 Avenue NE and the lane.

Transportation

Pedestrian access to the site is available from existing sidewalks along 8 Avenue NE and 10 Street / Regal Crescent NE. There is an existing on-street bikeway on 8 Avenue NE. No parking restrictions exist on roads within the area. Pending redevelopment of the subject parcel, vehicular access will only be permitted to and from the adjacent residential lane.

The nearest transit service is on 8 Avenue NE with a westbound bus stop approximately 80 metres (a one-minute walk) to the west from the site, and on Child Avenue NE with an eastbound bus stop approximately 140 metres (a two-minute walk) to the southwest from the site. These stops serve the following routes:

- 17 – Renfrew / Ramsay
- 19 – 16 Ave N
- 745 – Crescent Heights / Vista Heights

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 the development permit 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.

Calgary International Airport Vicinity Protection Area (2009)

The [Calgary International Airport Vicinity Protection Area](#) (AVPA) identifies the subject site as being located within the AVPA, but outside of the Noise Exposure Forecast Contour Areas. The AVPA Regulation was created to ensure that only compatible land uses are developed near

airport flight paths. Future development permits would be circulated to the Airport Authority and reviewed against the applicable regulations to ensure compliance.

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 aligns with the 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 (2022)

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](#) (LAP) identifies the subject site in the Neighbourhood Connector category (Map 3: Urban Form). This area is intended for primarily residential uses and supports a broad range of housing types, unit structures, and built form. The area encourages higher frequency of units and entrances facing the street and it may accommodate local commercial uses to residents' daily needs and provide connections to other communities.

The subject site is also located in the Low - Modified category, which allows for up to four storeys (Map 4: Building Scale). Low Scale development is typically characterised by apartments, stacked townhouses, mixed-use and industrial buildings.

The policies also lay out, 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.

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 LAP.

The proposed R-CG district would enable the development of a rowhouse building or townhouse and aligns with the policy given the parcel size.