

Background and Planning Evaluation

Background and Site Context

The subject site is located in the inner-city community of Crescent Heights at the northwest corner of 11 Avenue NW and 1 Street NW. The parcel is approximately 0.06 hectares in size and is approximately 15 metres wide by 37 metres deep. The parcel is currently developed with a two-storey single detached dwelling. A detached garage is located at the rear and is accessed from 1 Street NW, however; future vehicular access to the site would be from the rear lane with redevelopment of the site.

Surrounding development is characterized primarily by low-density single and semi-detached dwellings, as well as low-rise multi-residential development. The subject site is located one block, or approximately 175 metres west of Centre Street North (a two-minute walk), and approximately 430 metres south of 16 Avenue NW (a five-minute walk). Both Centre Street North and 16 Avenue NW are identified as Urban Main Streets in the *Municipal Development Plan* (MDP). Commercial development along these corridors includes a mix of retail storefronts and services, restaurants, and mid-rise office buildings. A place of worship is located directly east of the site, and Crescent Heights High School is located across 11 Avenue NW south of the site.

Community Peak Population Table

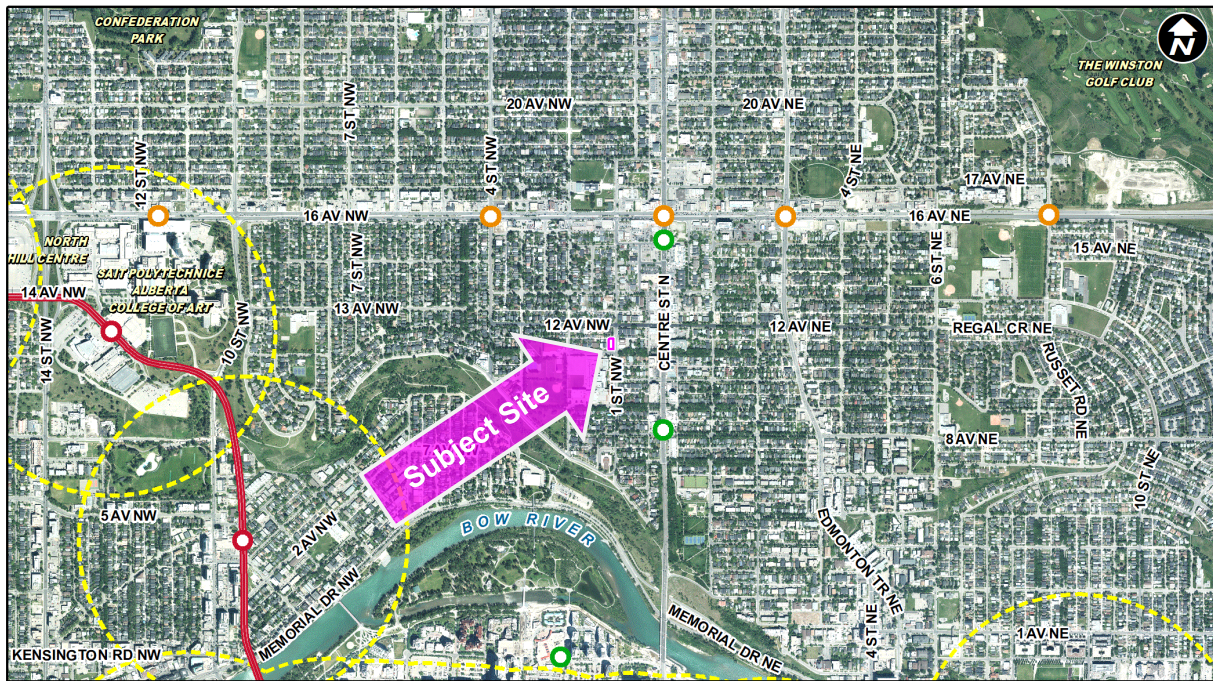
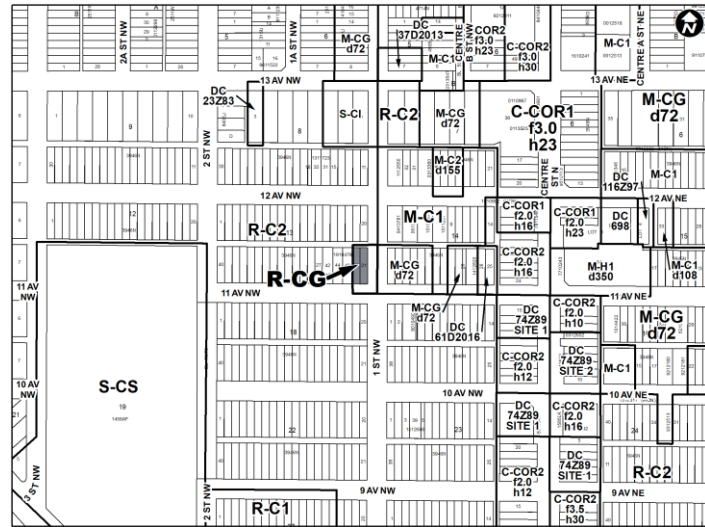
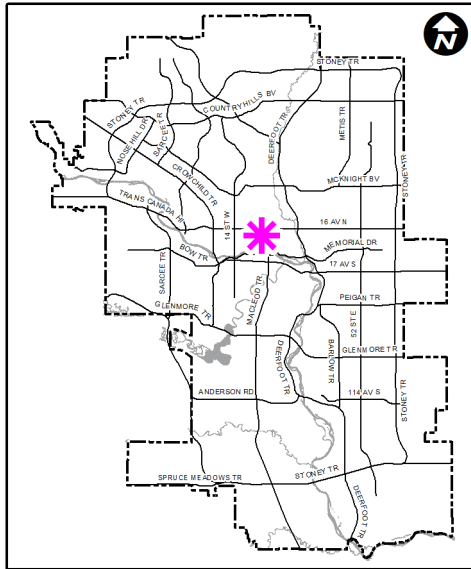
As identified below, the community of Crescent Heights reached its peak population in 2019.

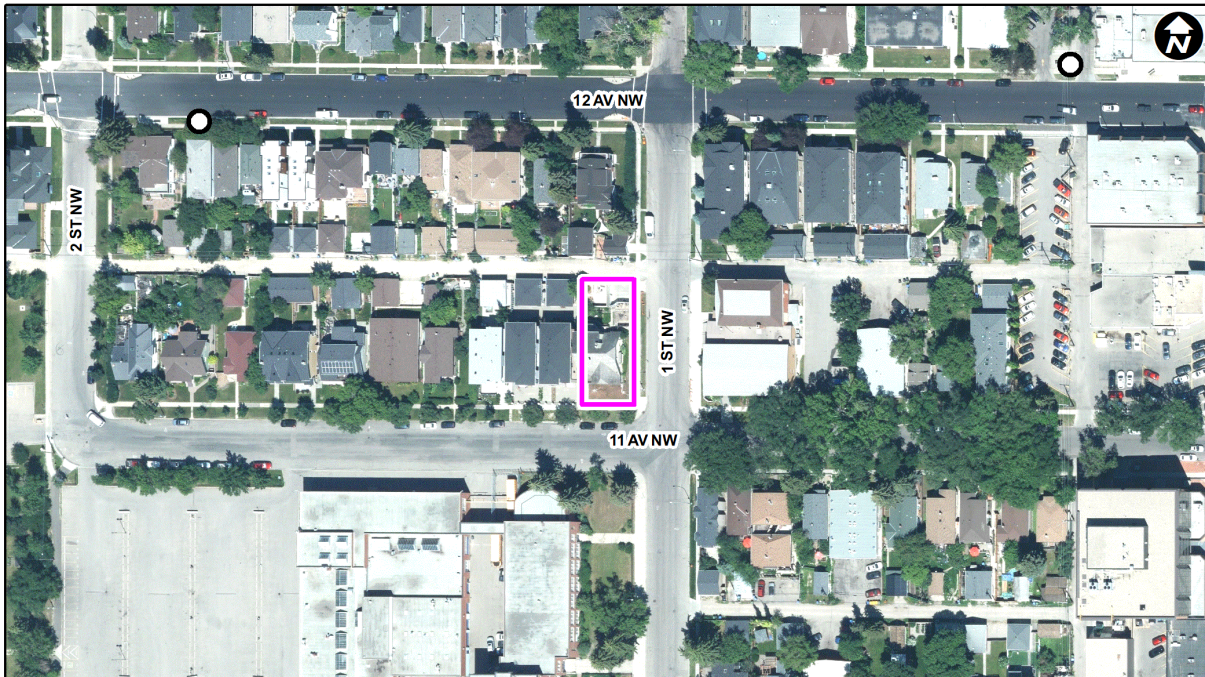
Crescent Heights	
Peak Population Year	2019
Peak Population	6,620
2019 Current Population	6,620
Difference in Population (Number)	0
Difference in Population (Percent)	0%

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. 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 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. The parcel would require 0.5 parking stalls per dwelling unit and per secondary suite.

Development and Site Design

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

- the layout and configuration of dwelling units;
- ensuring an engaging interface along both 11 Avenue NW and 1 Street NW frontages;
- access and parking provision;
- mitigation of shadowing, privacy, and overlooking; and
- appropriate location of landscaping and amenity space.

The site does not fall within a Heritage Guideline Area in the *North Hill Communities Local Area Plan*, but because of its proximity to one, opportunities to incorporate heritage design elements will be explored through the development permit review.

Transportation

Pedestrian access to the site is available from existing sidewalks along 11 Avenue NW and 1 Street NW. The site falls within Residential Parking Permit (RPP) Zone 'M' and on-street parking is available adjacent to the site along 11 Avenue NW and 1 Street NW. 11 Avenue NW and 1 Street NW are both designated as shared on-street bike lanes and provide low-traffic connections to downtown and the greater cycle network.

The site has good access to transit service, with routes located along Centre Street North, 12 Avenue NW and 16 Avenue NW. Northbound and southbound routes along Centre Street are available within 250 metres of the site (a three-minute walk), and include the following:

- Route 2 (Mount Pleasant/Killarney 17 Avenue SW)
- Route 3 (Sandstone/Elbow Drive SW)
- Route 17 (Renfrew/Ramsay)

Additional routes are available approximately 580 metres northeast of the site (a six-minute walk), including the following:

- Route 62 (Hidden Valley Express)
- Route 64 (MacEwan Express)
- Route 109 (Harvest Hills Express)
- Route 116 (Coventry Hills Express)
- Route 142 (Panorama Express)
- Route 300 (BRT Airport/City Centre)
- Route 301 (BRT North/City Centre)

The MAX Orange line runs along 16 Avenue NW, with westbound and eastbound stops approximately 670 metres (an eight-minute walk) from the site. The nearest planned station for the future Green Line LRT is at 9 Avenue and Centre Street North, or approximately 380 metres southeast.

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

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary and storm services are available to the site. Details of site servicing, as well as appropriate stormwater management will be considered and reviewed as part of any development permit application.

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 and policy 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 modest intensification of established communities to make more efficient use of existing infrastructure, public amenities, and transit. The proposal is in keeping with relevant MDP policies as the proposed R-CG District 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](#). The redesignation does provide small and incremental climate benefits by allowing more people to live near existing services and amenities and optimizing existing transit infrastructure. Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development 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), and has a Limited scale modifier, allowing development up to three storeys (Map 4: Building Scale). Neighbourhood Local areas are intended for primarily residential uses and developments which support a broad range of housing types, unit structures and forms. Buildings containing three or more units should be supported within transit station areas, near or adjacent to a Main Street, and where the parcel has a rear lane and parking can be accommodated on site; all of which are applicable to the subject site.