

Background and Planning Evaluation

Background and Site Context

The 0.06-hectare parcel is located in the northeast community of Crescent Heights, at the northwest corner of 7 Avenue NE and 2 Street NE. The subject site is approximately 15 metres wide by 36 metres deep. The parcel is currently developed with a single detached dwelling and a rear detached garage. Vehicular access is provided from both 2 Street NE and the rear lane.

The immediate area is characterized by a mix of residential development (ranging from single-detached houses to low-rise apartment buildings) with the R-C2 District as the primary land use within the area. The site is 250 metres (a three-minute walk) from the commercial services of Edmonton Trail, 300 metres (a four-minute walk) from the commercial services of Centre Street N, and 350 metres (a four-minute walk) from Rotary Park which includes a spray park, playground, lawn bowling, tennis club and off-leash dog park.

Community Peak Population Table

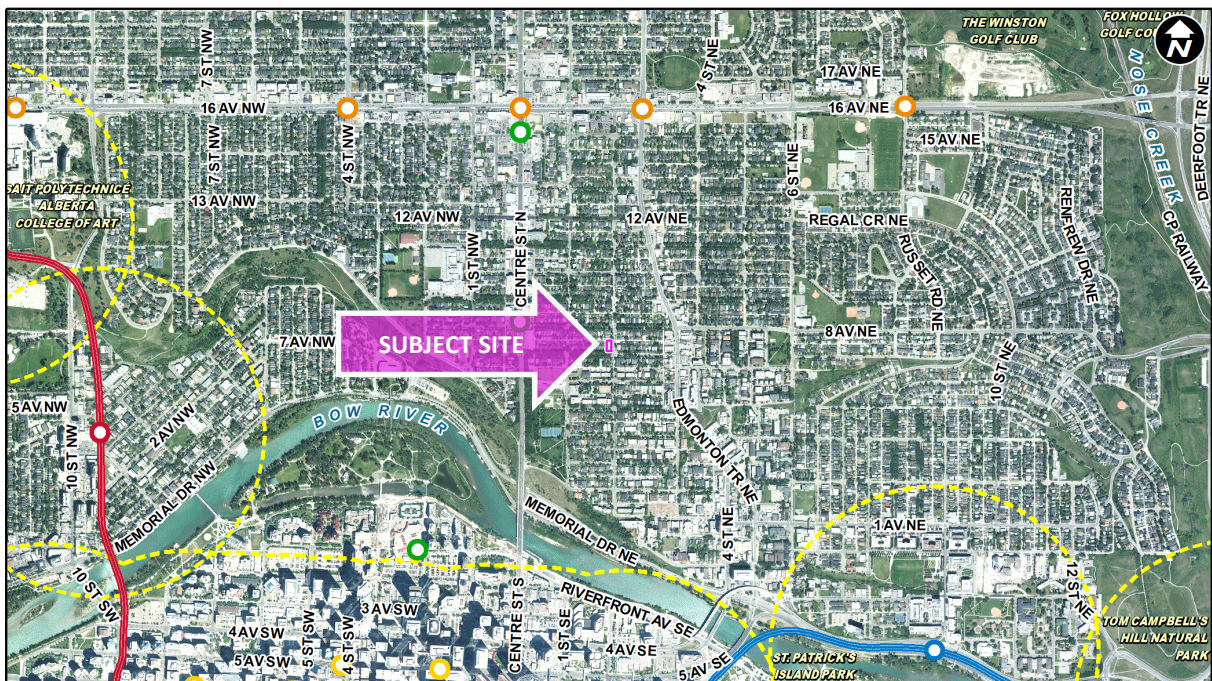
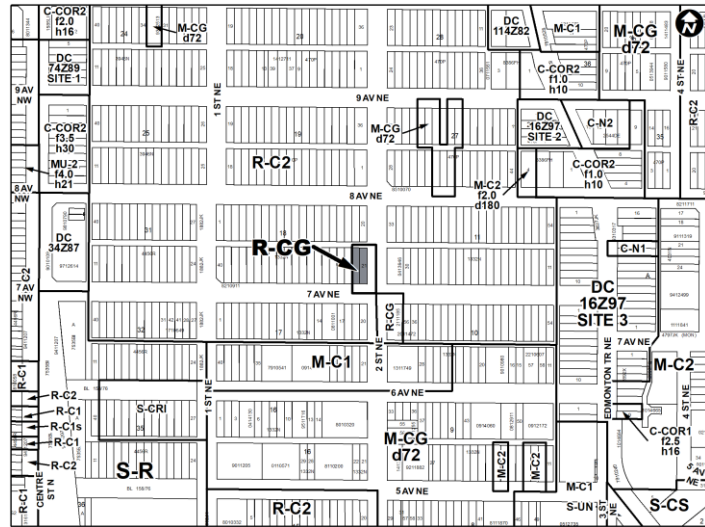
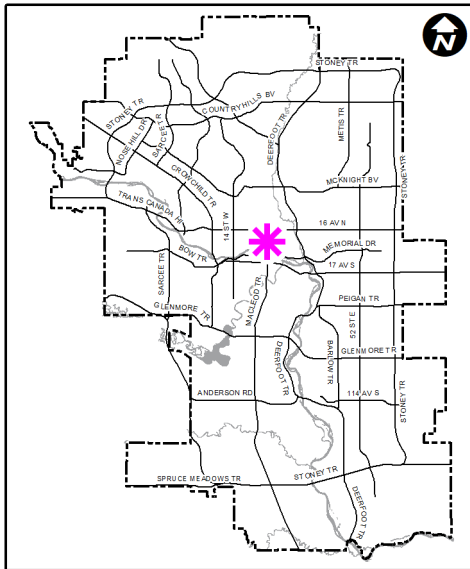
As identified below, the community of Crescent Heights reached its peak population in 2019.

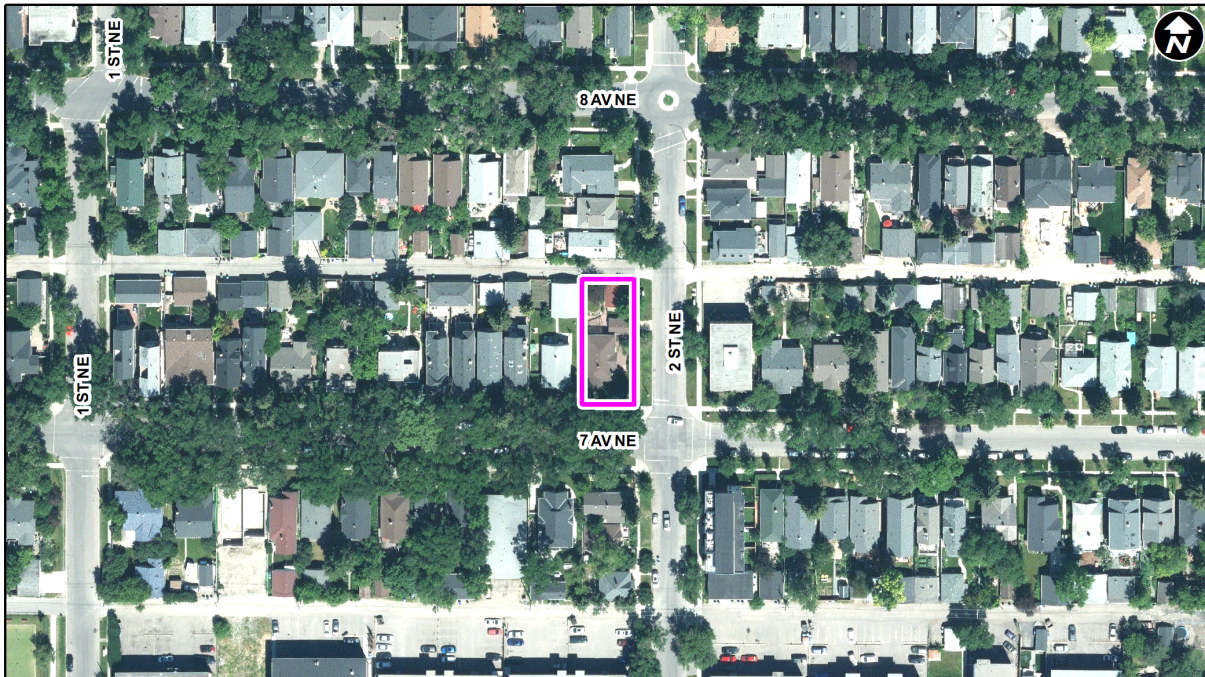
Crescent Heights	
Peak Population Year	2019
Peak Population	6,620
2019 Current Population	6,620
Difference in Population (Number)	0
Difference in Population (Percent)	0%

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 would be considered through the development permit process include, but are not limited to:

- ensuring an engaging interface along both the 7 Avenue NE and 2 Street NE frontages;

- conservation of heritage trees; and
- mitigation of shadowing, overlooking and privacy concerns.

Transportation

Pedestrian access is available from 7 Avenue NE and 2 Street NE. Vehicular access will be taken from the rear lane. The site is located approximately 350 metres (a four-minute walk) from transit stops providing access to Routes 2 (Killarney/17th Ave SW), 3 (Elbow Drive), 4 (Huntington), 17 (Ramsay) and 69 (Deerfoot Centre).

On-street 2-hour parking is available along both 2 Street NE and 7 Avenue NE.

Environmental Site Considerations

There are no known environmental concerns associated with the proposal and/or site at this time.

Utilities and Servicing

Water, sanitary and storm deep utilities are available to the site. Development servicing requirements will be determined at the future development permit stages.

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 Developed – Residential – 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. Such development 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 (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 as being part of the Neighbourhood Local category (Map 3: Urban Form) with a Limited Scale (Map 4: Building Scale) that allows for up to three storeys. The LAP speaks to primarily residential uses in the area and encourages a range of housing types. The Limited Scale policies within the Neighbourhood Local category note that building forms containing three or more units are supported on parcels near an activity centre, on higher-activity streets or where the parcel has a rear lane and can accommodate parking on the site.

The subject site falls within the Beaumont / Regal Terrace Heritage Guideline Area as identified on Map 5: Heritage Guideline Areas. The LAP provides specific guidelines for new developments in these areas that will apply at the development permit stage. The proposed land use amendment is in alignment with the applicable policies of the LAP.