

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of Renfrew on the southeast corner of Renfrew Drive NE and Robert Road NE. The site is approximately 0.07 hectares (0.17 acres) in size, has an irregular shape with dimensions of approximately 27 metres deep, 30 metres wide along Renfrew Drive NE and 19 metres wide along the rear lane. The site is currently developed with a single detached dwelling and detached garage. Direct lane access is provided along the east side of the site with the existing garage accessed from the Renfrew Drive NE.

Surrounding residential development consists of a mix of single, semi-detached, townhouse and multi-family development designated as the Residential – Contextual One / Two Dwelling (R-C2) District to the east and south of the site with Multi-Residential – Contextual Low Profile (M-C1) District to the west and Special Purpose – Community Institutions (S-CI) District to the north containing an assisted living development.

The following schools are situated in the vicinity of the subject site:

- Children’s Village School (Kindergarten to grade six) is 600 metres (a seven-minute walk) and St. Alphonsus School (Kindergarten to grade nine) is 650 metres (an eight-minute walk) to the northwest; and
- Stanley Jones School (Kindergarten to grade nine) is one kilometre (a 13-minute walk) to the west.

The following parks and recreation facilities are situated in the vicinity of the subject site:

- The Renfrew Off Leash Park is 50 metres (a one-minute walk) to the east;
- Rupert Park is 400 metres (a five-minute walk) to the north;
- Saverio Park and Renfrew Community Garden are 450 metres (a six-minute walk) and Tyndale Park is 650 metres (an eight-minute walk) to the south;
- The Renfrew Aquatic and Recreation Centre and Renfrew Athletic Park is 900 metres (an 11-minute walk) to the northwest; and
- The Renfrew Community Association is 850 metres (an 11-minute walk) and Reader Greens Park is 950 metres (a 12-minute walk) to the west.

Community Peak Population Table

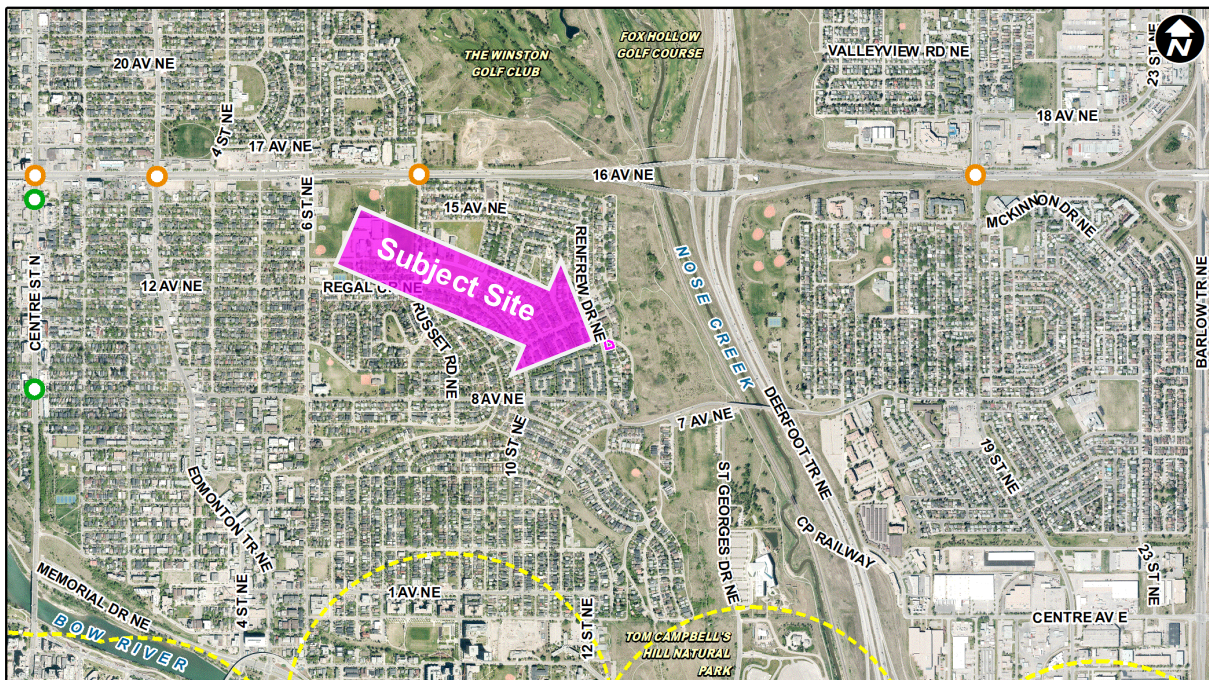
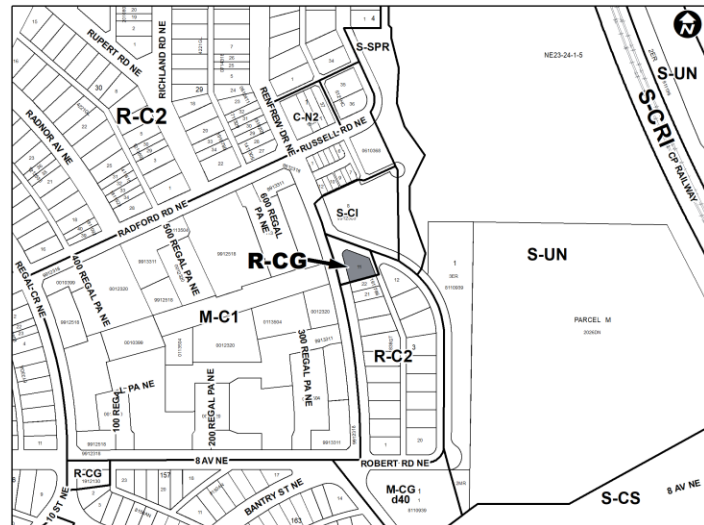
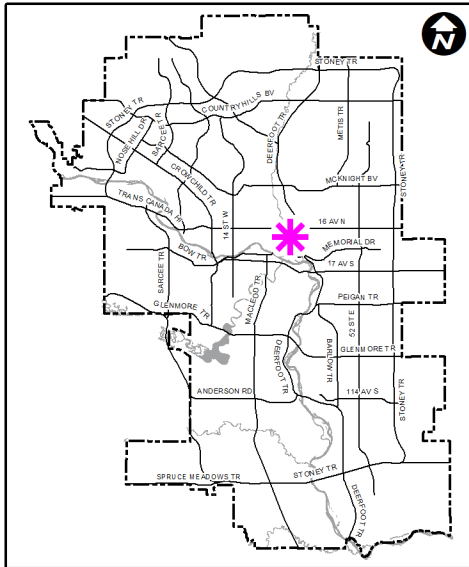
As identified below, the community of Renfrew reached its peak population in 1968, and the population has decreased since then.

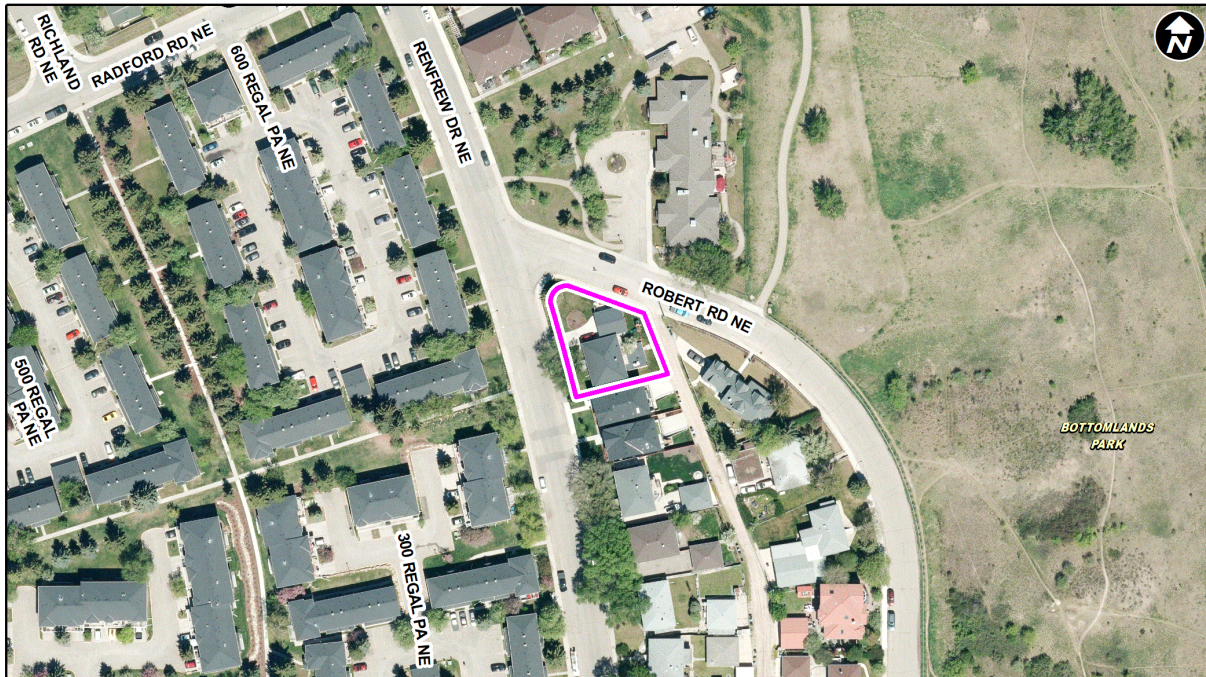
Renfrew	
Peak Population Year	1968
Peak Population	8,019
2019 Current Population	6,582
Difference in Population (Number)	-1,437
Difference in Population (Percent)	-17.9%

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 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 five 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. Items that would be considered through the development permit review process include, but are not limited to:

- the layout and configuration of dwelling units and secondary suites;
- access and parking provision;
- mitigation of shadowing, privacy and visual overlooking; and
- appropriate location of landscaping and amenity space.

Transportation

The transit service near the site includes Transit Route 17 (Renfrew/Ramsay), providing south and east-bound travel, with a stop 150 metres (a two-minute walk) to the north. Transit Route 19 (16 Avenue North) has a stop for both east and west-bound travel 500 metres (a six-minute walk) to the northeast.

Street parking adjacent to the site is unrestricted.

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 applicable policies of the LAP.