

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northeast community of Renfrew and is a corner lot fronting onto 14 Avenue NE and bordering 5 Street NE along the eastern property line. The parcel is approximately 0.04 hectares (0.10 acres) in size and approximately 11 metres wide by 36 metres long. The parcel is currently developed with a single detached dwelling and a detached garage which is accessed by the rear lane.

Surrounding development is characterized primarily by low density residential development designated as Residential – Contextual One / Two Dwelling (R-C2) District and Residential – Grade-Oriented Infill (R-CG) District located south of the site along 12 Avenue NE. Nearby parcels on 15 Avenue NE are designated Multi-Residential – Contextual Medium Profile (M-C2) District, and parcels to the west near Edmonton Trail are designated Multi-Residential – Contextual Grade-Oriented (M-CG) District.

The site is ideally located near community amenities, parks, schools and commercial main streets. The Renfrew Aquatic & Recreation Centre and Renfrew Athletic Park are located 500 metres (eight-minute walk) and 350 metres (six-minute walk) to the Colonel Macleod School and playground to the east of the site. Lawson’s Park is 50 metres (one-minute walk) to the east. 16 Avenue NE is a recognized Main Street and is 280 metres (five-minute walk) to the north. Edmonton Trail NE is also a designated Main Street and is 600 metres (10-minute walk) to the west.

Community Peak Population Table

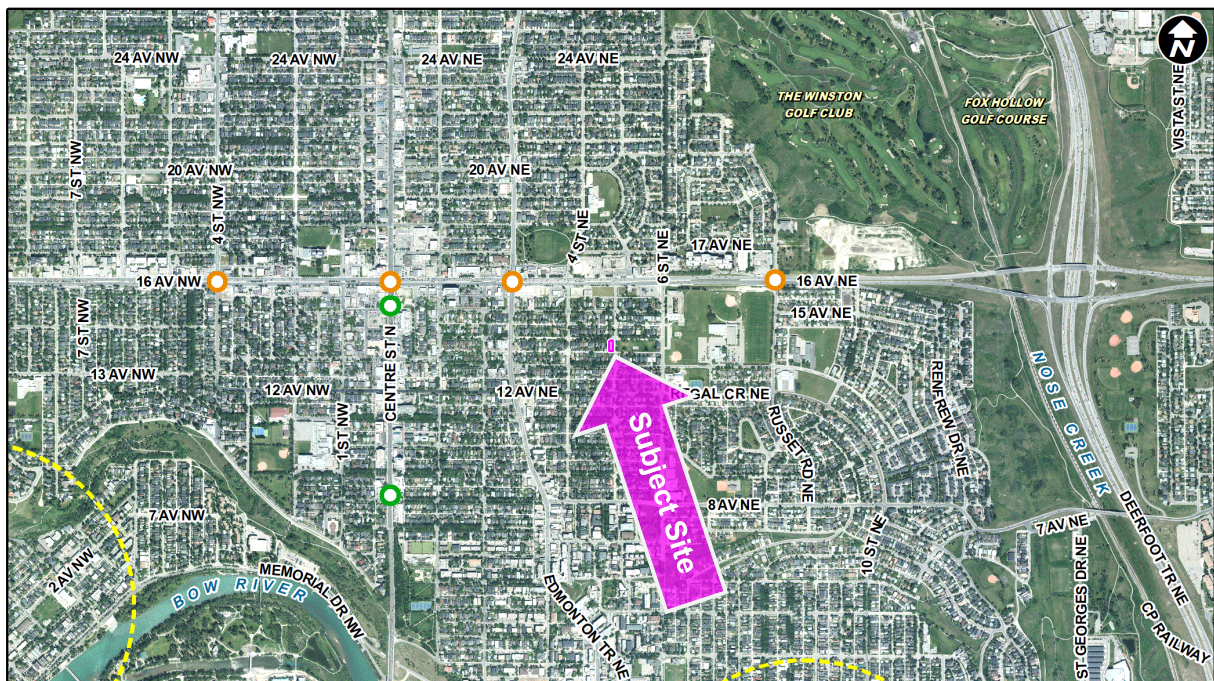
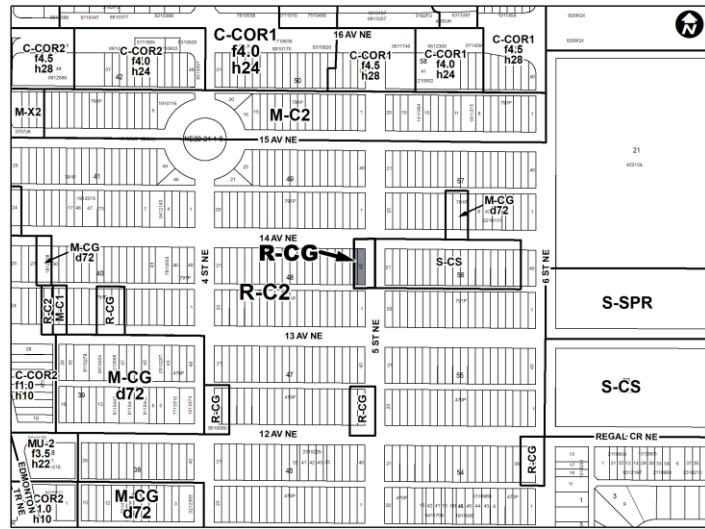
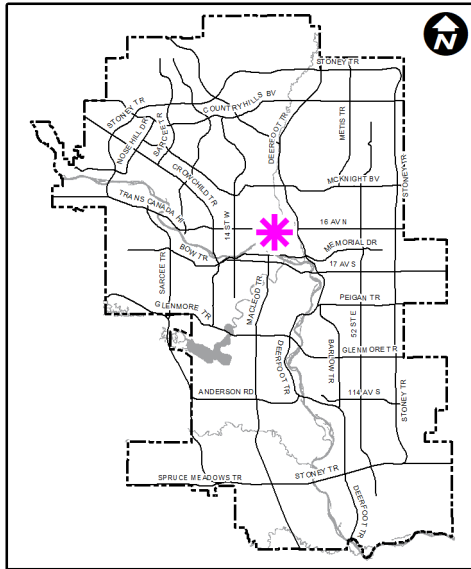
As identified below, the community of Renfrew reached its peak population in 1968.

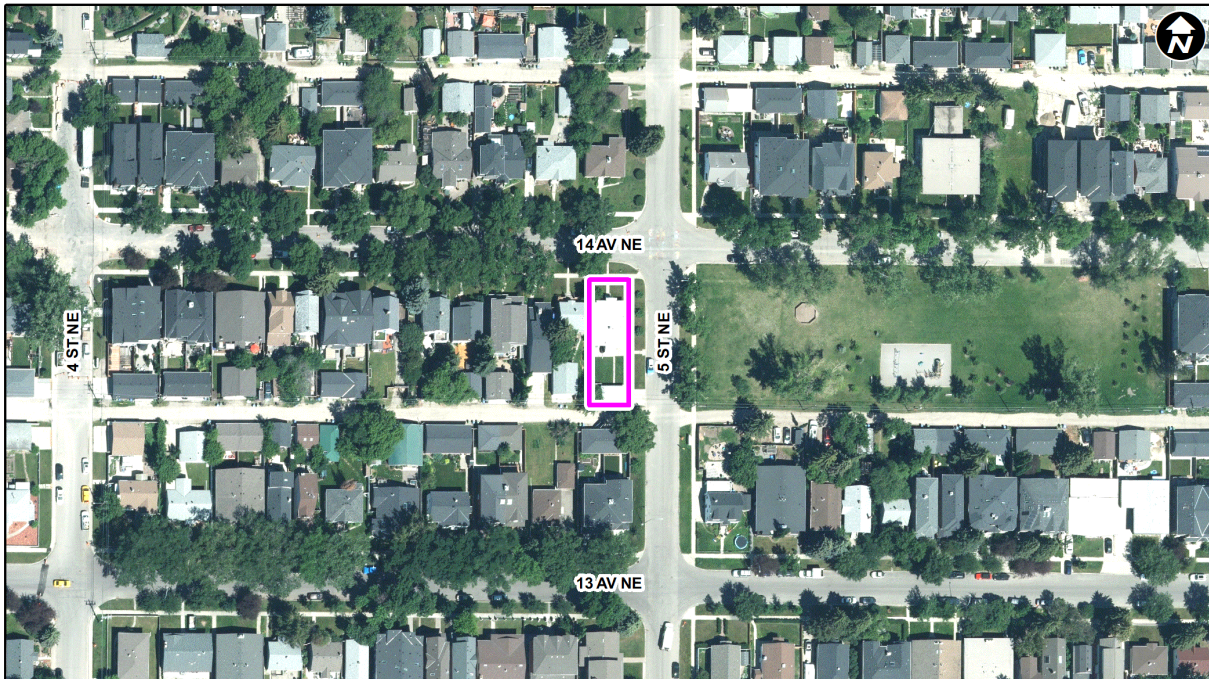
Renfrew	
Peak Population Year	1968
Peak Population	8,019
2019 Current Population	6,582
Difference in Population (Number)	-1,437
Difference in Population (Percent)	-17.9%

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

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 for up to three dwelling units.

Secondary suites (one backyard suite or 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

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 site, additional items that will be considered through the development permit process include, but are not limited to:

- interface with the lane, including garage access;
- retention of established boulevard trees; and
- mitigation of shadowing and privacy impacts.

Transportation

Pedestrian and vehicular access to the site is available via 14 Avenue NE and 5 Street NE. On-street parking adjacent to the site is unrestricted on 14 Avenue NE and 5 Street NE. There is an existing fire hydrant along the frontage of the property where there is five metres of prohibited parking.

The area is well served by Calgary Transit Route 19 (16 Avenue N) and Route 17 (Renfrew – Ramsay). Route 19 is available at a transit stop located on 16 Avenue N while Route 17 is available at a transit stop located at 12 Avenue NE, both of which are approximately 200 metres away (three-minute walk). Routes 19 and 17 provide transit service every 30 minutes during the peak hours.

The area is also served by Calgary Transit Route 4 (Huntington) and Route 5 (North Haven) with transit stops located on Edmonton Trail approximately 300 metres away (five-minute walk). Routes 4 and 5 provide transit service every 30 minutes during the peak hours.

The subject site is within a 400-metre radius of an existing MAX Orange BRT station on 16 Avenue N and is within the Transit Oriented Development (TOD) area.

A Transportation Impact Analysis (TIA) and parking study were not required as part of the land use redesignation application.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary and storm services 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 any development permit application.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation 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)

Administration's 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.

The proposal is in keeping with relevant MDP policies as the application complies with policies that recognize the predominantly low-density residential nature within these communities and supports retention of housing stock or moderate intensification in a form that respects the scale and character of the neighbourhood.

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 the 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 building scale modifier (Map 4: Building Scale), allowing up to three storeys. The LAP speaks to primarily residential uses in the area and encourages a range of housing types.

The Limited building scale policies within the Neighbourhood Local category notes that building forms containing three or more units are supported on parcels near a Main Street and where the parcel has a lane and parking can be accommodated on-site. The proposed land use amendment is in alignment with applicable policies of the LAP.