

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northeast community of Renfrew on the northwest corner of Remington Road NE and Radnor Avenue NE. The site is approximately 0.18 hectares (0.45 acres) in size and is approximately 51 metres wide and 36 metres deep. The site is currently vacant and was the site of the Renfrew United Church prior to a recent demolition. A lane exists along the west property line of the site.

Surrounding development consists of a mix of single detached, semi-detached and institutional development designated as the Residential – Contextual One / Two Dwelling (R-C2) District and Special Purpose – Community Service (S-CS) District.

The site is about 300 metres (five-minute walk) south of 16 Avenue NE, a major commercial corridor that is designated as an Urban Main Street and primary transit corridor in the *Municipal Development Plan* (MDP). The site is situated in a portion of the Renfrew community that has a number of amenities with multiple schools, park spaces and transit connections within walking distance.

There are two schools in close proximity to the site: St. Alphonsus School is 30 metres (a half-minute walk) to the west, and the Children's Village School is 30 metres (a half-minute walk) to the south. In addition to the local school sites, other recreation facilities and dedicated park spaces in close proximity include:

- Renfrew Athletic Park and Renfrew Aquatic & Recreation Centre is 240 metres (four-minute walk) to the west;
- Renfrew Community Association Building is 540 metres (nine-minute walk) metres to the southwest; and
- Renfrew Off Leash Park is 620 metres (10-minute walk) to the east.

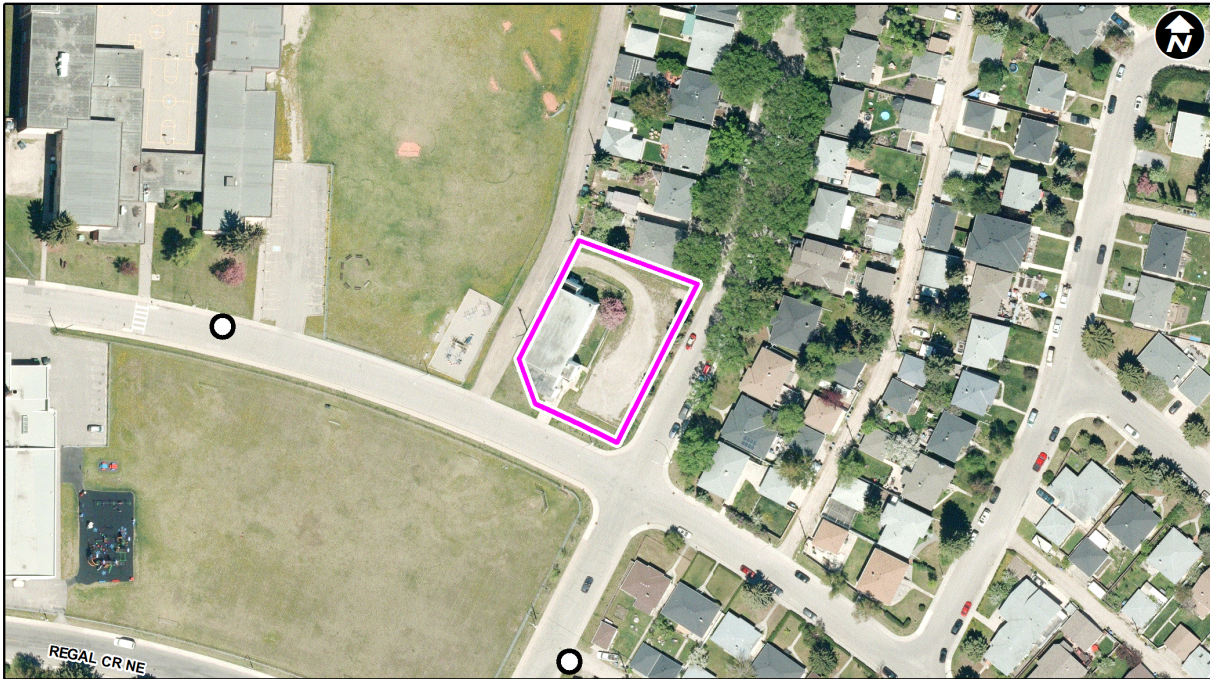
Community Peak Population Table

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)	-17.92%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Renfrew Community Profile](#).



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 Multi-Residential – High Density Low Rise (M-H1f3.0h10, M-H1f3.0h14 and M-H1f3.0h21) District allows for multi-residential development with a higher density within a variety of building forms and limited range of support commercial uses. The proposed M-H1 District allows for a maximum floor area ratio of 3.0. The height limit decreases from 21 metres at the southern portion of the site to 14 metres and 10 metres at the northern portion of the site (approximately 6 storeys to the south and three storeys to the north). The lower heights to the north are adjacent to the low density residential and provide a more contextually sensitive transition than the basic provisions of the M-H1 District. The M-H1 District has rules on street wall stepbacks and building separation to respond to immediate urban context as well as requirements on landscaping and amenity space. The proposed density and height are considered appropriate as it will allow for more housing choice within the community and more efficient use of existing infrastructure, public amenities, and transit.

Development and Site Design

If approved by Council, the rules of the proposed M-H1 District would provide guidance for the future redevelopment of the site including appropriate uses, building height and massing,

landscaping and parking.

Given the corner site context and existing surrounding parcels, additional items that will be considered through the development permit process include, but are not limited to:

- well-considered amenity space design;
- shifting mass away from immediately affected parcels;
- ensuring an engaging interface along all four sides of the site;
- investigating public realm opportunities to include landscaping and traffic calming;
- vehicular access and parking adequacy; and
- mitigation of shadowing, overlooking and privacy concerns.

Transportation

Pedestrian access to the subject site is available from existing sidewalks along Remington Road NE and Radnor Avenue NE. The subject site is well-served by cycling infrastructure, located one block away from the Regal Crescent NE cycle track on the 5A network (Always Available for All Ages and Abilities). The site is also located 700 metres (12 minute walk) from the Nose Creek Multi-use Pathway System.

The subject site is well-served by Calgary Transit. The subject parcel is approximately 575 metres (a 10 minute walk) from a MAX Orange Station at 16 Avenue NE. A bus stop for Route 17 (Renfrew / Ramsay) is approximately 100 metres from the site (a two minute walk).

The site fronts onto Remington Road NE and Radnor Avenue NE. Vehicular access to the subject site shall be from the adjacent lane accessed from Radnor Avenue NE and will be finalized during the development permit stage. On-street parking is currently unrestricted adjacent to the site.

Environmental Site Considerations

An Environmental Site Assessment will be required at the development permit stage to screen the site for potential contamination.

Utilities and Servicing

Water, sanitary and storm sewer are located adjacent the subject site. It was identified that a watermain extension may be required. Details of fire flow requirements will be determined at the future development permit stage. A sanitary servicing study may be required at the development permit stage depending on the design and number of units proposed.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation aligns 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 MDP establishes that sites within the Inner City Area may intensify, particularly in transition zones adjacent to areas designated for higher density, or if the intensification is consistent and compatible with the existing character of the neighbourhood. Transition zones should be identified through a subsequent planning study, such as the local area plan discussed below. The proposal is in keeping with relevant MDP policies, as the M-H1f3.0h10/14/21 District provides for an increased intensity of development in a form that has provisions that mitigate the adjacency 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 urban form category (Map 3: Urban Form) with a Low building scale modifier (Map 4: Building Scale), which allows for up to six storeys. The LAP speaks to primarily residential uses in the area and encourages a range of housing types. The Low building scale policies within the Neighbourhood Local category notes that development should be six storeys or less in height. The LAP notes that development should provide transitions in building height and massing where different scale modifiers are located adjacent to each other. This may include decreasing height incrementally through a block. The three height modifiers proposed regulate that height step-down at the north edge of the site. The proposed land use amendment is in alignment with applicable policy of the LAP.