

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northeast community of Renfrew at the intersection of Russet Road NE and 15 Avenue NE, approximately 50 metres from 16 Avenue NE which is an Urban Main Street. The 0.07 hectares (0.16 acres) site is approximately 18 metres wide and 36 metres deep. It is currently developed with a one-storey single-detached dwelling and a detached garage which is accessible from the rear lane located north of the site. The site is well served by transit.

Low density residential parcels designated Residential – Contextual One / Two Dwelling (R-C2) District are located to the north, east and south of the site and are generally occupied by one-storey bungalow-style single-detached dwellings. The site to the west directly across from Russet Road NE is designated as Special Purpose – School, Park and Community Reserve (S-SPR) District and includes the Renfrew Aquatic & Recreation Centre and the Stew Hendry Arena. Within 200 metres (three-minute walk) south of the site, there are two school sites: the Children’s Village School and St. Alphonsus Elementary School. The former Midfield Mobile Home Park site, which is under development, is located 100 metres north of the site across from 16 Avenue NE and is expected to include a mixed-use development.

Community Peak Population Table

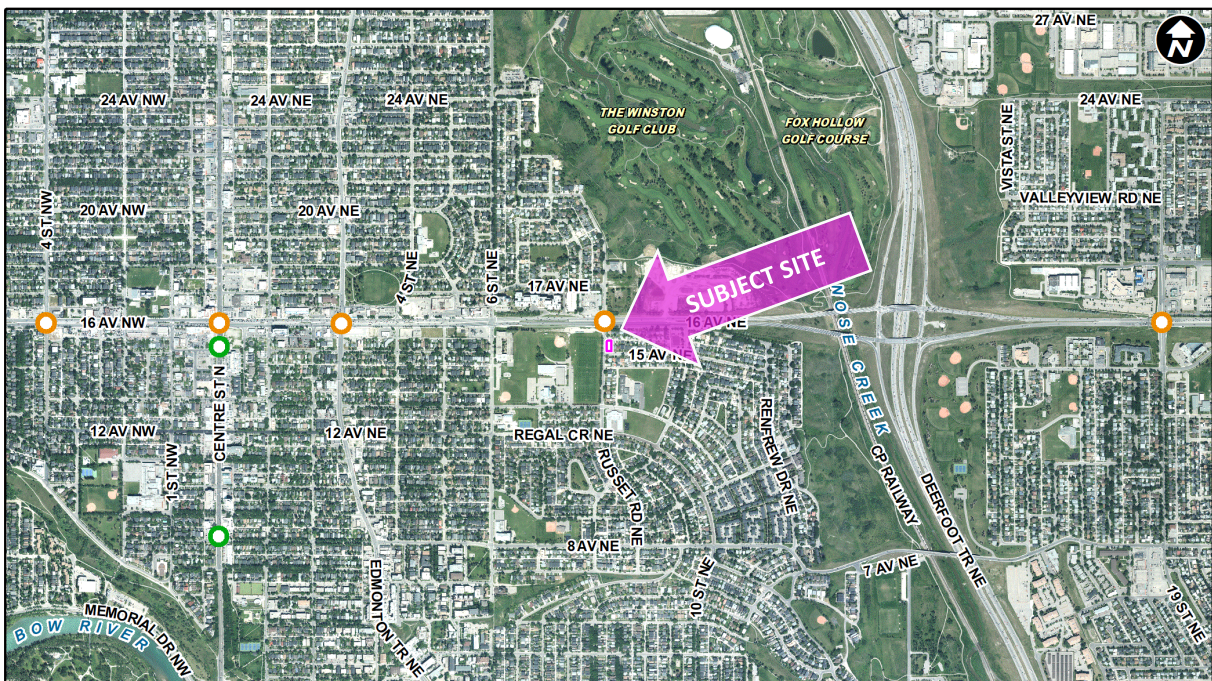
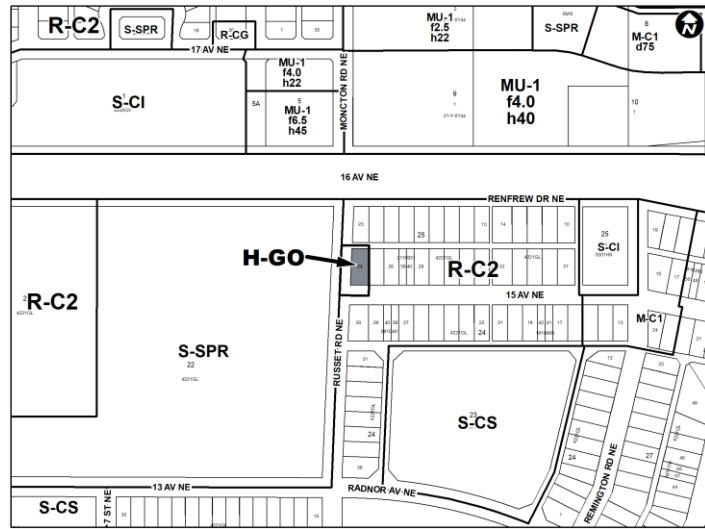
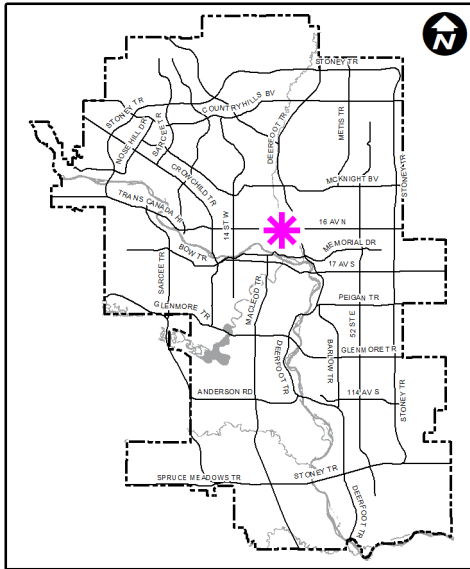
As identified below, the community of Renfrew reached its peak population in 1968.

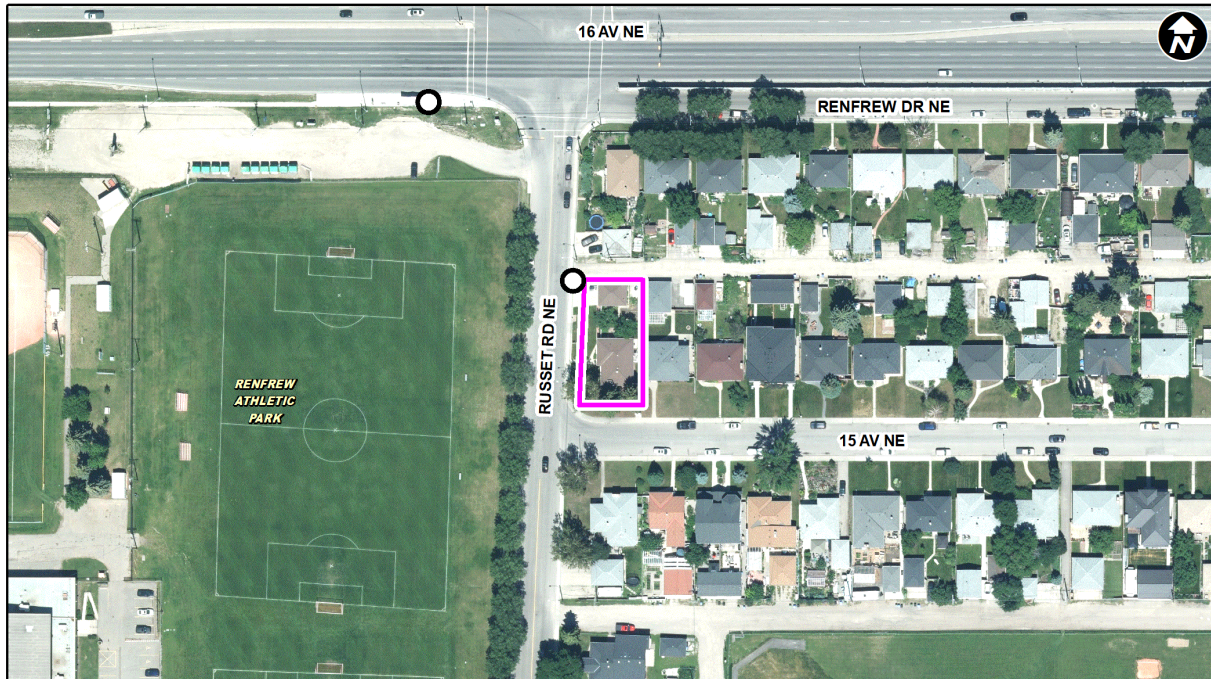
Renfrew	
Peak Population Year	1968
Peak Population	8,019
2019 Current Population	6,582
Difference in Population (Number)	- 1,437
Difference in Population (Percent)	-17.92%

Source: *The City of Calgary 2019 Civic Census*

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

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing Residential Contextual One / Two Dwelling (R-C2) District is primarily for single, semi-detached and duplex dwellings; secondary and backyard suites are allowable uses in the district. The R-C2 District allows for development up to 10 metres and a maximum of two dwelling units.

The proposed Housing – Grade Oriented (H-GO) District allows for a range of grade-oriented building forms that can be contextually appropriate in low density areas. It provides flexible building setbacks, which could accommodate a range of housing forms where dwelling units may be attached or stacked within a shared building or cluster of buildings. Density in the H-GO District is calculated using a maximum Floor Area Ratio (FAR) instead of units per hectare, which allows for flexibility on the possible maximum number of units and their configuration on the parcel. The district includes rules for building height, parcel coverage and amenity space that are intended to minimize massing and shadowing impacts on neighbouring parcels. The H-GO District also provides rules for:

- a minimum building separation of 6.5 metres between a residential building at the front and a residential building at the rear of the parcel to ensure functional courtyard-amenity space;
- a maximum building floor area to parcel area ratio (FAR) of 1.5 which allows for a total developable area of 981 square metres (10,559.3 square feet);

- a maximum building height of 12 metres; and
- a minimum of 0.5 parking stalls per units or suite.

Section 1386 (d) of the Land Use Bylaw 1P2007, provides location criteria for where the H-GO District may be considered appropriate. When there is an approved Local Area Plan, the site must be part of the Neighborhood Connector or Neighbourhood Flex Urban Form Category. The subject site is appropriate for H-GO District as it is in the approved *North Hill Communities Local Area Plan* and is part of the Neighbourhood Connector Urban Form Category.

Development and Site Design

If approved by Council, the rules of the proposed H-GO 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 provisions;
- waste collection and impact mitigation;
- mitigation of shadowing, privacy and visual overlooking; and
- appropriate location of landscaping and amenity spaces.

Transportation

Vehicular access to on-site parking will be from the rear lane. Mobility storage lockers and parking for motor vehicles and bicycles will be required per the H-GO District criteria at the Development Permit stage.

The site has good connectivity to transit, including a transit stop on Russet Road NE adjacent to the site. This transit stop hosts northbound Route 19 (16 Avenue NE). The stop hosting southbound Route 19 is located on Russet Road NE north of 13 Avenue NE. The site is also located within walking distance to Route 303 (MAX Orange), with stops located within 400 metres of this location on 16 Avenue NE.

The site also has good connectivity to bicycle facilities. Under the City's planned Always Available for All Ages and Abilities Network (5A Network), Russet Road NE is a Recommended On-Street Bikeway. Renfrew Drive NE, north of the site, is also a Recommended On-Street Bikeway, connecting riders to the existing pathway network on the west side of Deerfoot Trail NE.

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 sewer and storm sewer mains are available to service the area. Further details for servicing and waste collection facilities will be reviewed at the development permit 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 site is part of the 16 Avenue NE Urban Main Street area as identified in Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). Urban Main Street areas provide for a high level of residential and employment intensification and emphasize a walkable pedestrian environment fronted by a mix of higher intensity residential and business uses. The applicable MDP policies encourage housing diversity including apartments, mixed-use development and ground-oriented housing. 16 Avenue NE is a Skeletal Road and is part of the Primary Transit Network.

The application aligns with the policies for Urban Main Streets as it provides opportunities for ground-oriented housing.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathway to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at the subsequent development approval stage.

North Hill Communities Local Area Plan (Statutory – 2021)

In the [North Hill Communities Local Area Plan](#) (LAP), the site is located in an area identified as Neighbourhood Connector Urban Form Category (UFC). This UFC area is characterized by a broad range of housing types along higher activity, predominantly residential, streets. The site is also in the Low Building Scale which allows for a maximum of six storey development. This application aligns with applicable planning policies in the *North Hill Communities LAP*.