

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of Renfrew on the southwest corner of 10 Avenue NE and 5 Street NE. The site is approximately 0.05 hectares (0.12 acres) in size and is approximately 13 metres wide by 37 metres long. The site is currently developed with a single detached dwelling and a detached garage, with rear lane access from 5 Street NE.

Surrounding residential development consists of a mix of single-detached, semi-detached and rowhouse developments designated as Residential – Contextual One / Two Dwelling (R-C2). This block has homes with historical character in their style, design, details and construction materials. They are classified as heritage assets, commonly referred to as “character homes.” The corner parcel directly south of the subject site is designated as R-CG District. Edmonton Trail NE is located approximately 300 metres (five-minute walk) to the west of the subject site. It is designated as an Urban Main Street and provides the community with commercial amenities and transit service.

There are numerous schools and parks, as well as community and sports facilities situated within a 600-metre (10-minute walk) radius of the subject site. Stanley Jones School playground is approximately 200m (three-minute walk) east, Stanley Jones School is approximately 350m (six-minute walk) east, Bridgeland Park is approximately 300m (five-minute walk) southeast, Lawson’s Park is approximately 400m (seven-minute walk) northeast, Renfrew Community Centre playground is approximately 450m (eight-minute walk) southeast, Renfrew Community Association is approximately 500m (nine-minute walk) southeast, and Trellis Renfrew Club is approximately 450m (eight-minute walk) northeast.

Community Peak Population Table

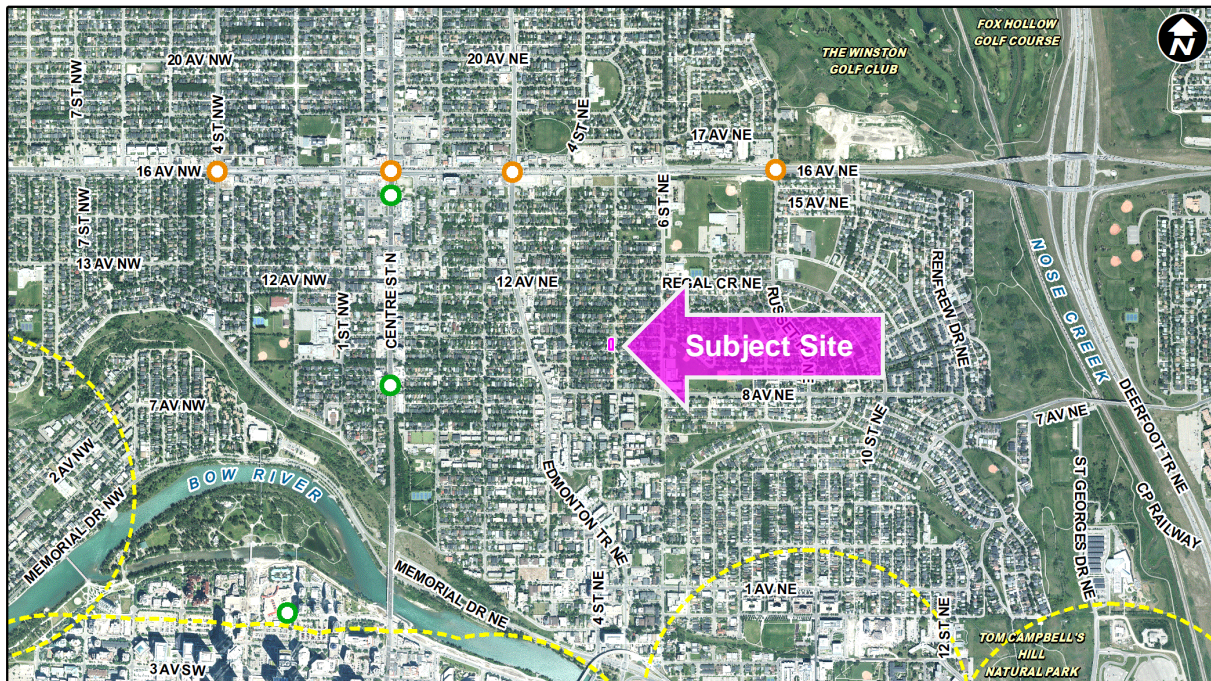
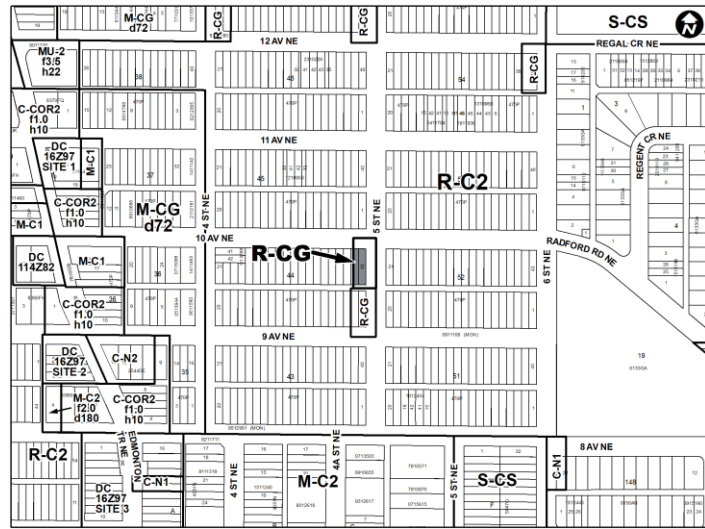
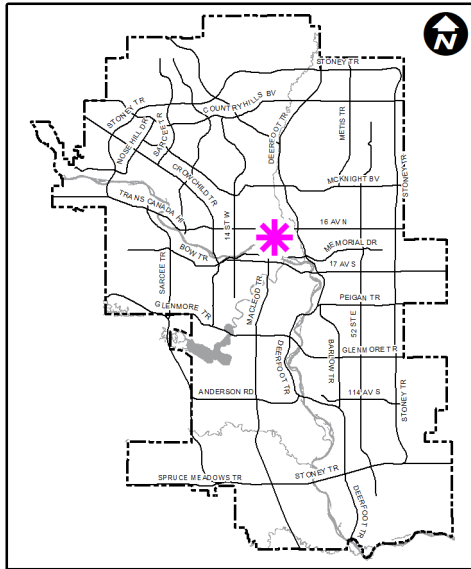
As identified below, the community of Renfrew reached its peak population in 1968.

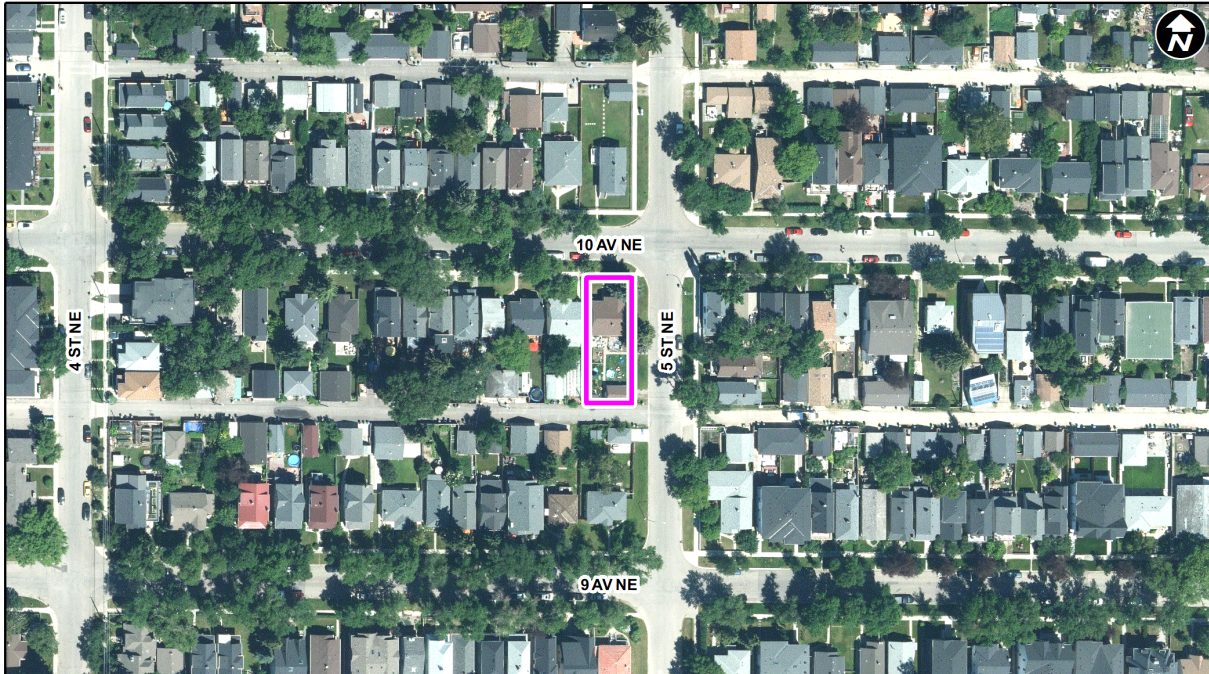
Renfrew	
Peak Population Year	1968
Peak Population	8,019
2019 Current Population	6,582
Difference in Population (Number)	-1,437
Difference in Population (Percent)	-17.92%

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 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 three 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

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

- building design that aligns with the Heritage Guideline Area policy;

- ensuring an engaging built interface along both 10 Avenue NE and 5 Street NE; and
- mitigating shadowing, overlooking and privacy concerns.

Transportation

The site is well serviced by transit. It is located 300m (five-minute walk) east of Edmonton Trail NE, which is classified as an Urban Main Street. Transit Route 4 (Huntington), Route 5 (North Haven) and Route 69 (Deerfoot Centre) run along Edmonton Trail NE and have stops for both northbound and southbound travel. Transit Route 19 (16 Avenue N) and Route 303 (MAX Orange Brentwood/Saddletowne) run along 16 Avenue N and have stops for both eastbound and westbound travel and is located approximately 600m (10-minute walk) north of the site. A transit stop located approximately 240 metres (four-minute walk) from the site provides service on Route 17 (Renfrew/Ramsay) along 12 Avenue NE. Transit service along 6 Street NE is also provided by Route 17 (Renfrew/Ramsay), with a transit stop located 240 metres (four-minute walk) from the subject site.

The site is close to an on-street bikeway along 8 Avenue NE which has marked lanes in both directions and is approximately 140m (a two-minute walk) south of the site; as well as signed on-street bikeways along 6 Street NE, approximately 180m (a three-minute walk) to the east, and 1 Street NE, approximately 600m (a 10-minute walk) to the west.

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 and storm sewer are available to service future development on the subject site. Details of site servicing, as well as appropriate stormwater management will be considered and reviewed as part of a development permit application.

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)

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 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 modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit and delivers small and incremental benefits to climate resilience. 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 residential district that provides for 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 building scale modifier (Map 4: Building Scale), which 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 building scale policies within the Neighbourhood Local category notes that building forms containing three or more units are supported on parcels near an activity centre, on higher activity streets and 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 of the LAP as identified on Map 5: Heritage Guideline Areas. The Heritage Guidelines contained in Section 2.6.2 of the LAP do not prohibit redevelopment within these areas, but instead encourage new developments to draw design reference from nearby heritage assets as part of a discretionary use development permit review. The intent of the heritage guidelines is for new development to complement the historic form within the guideline areas so that new development fits into the historic fabric and context. Guidelines for the review of new development address the following design elements:

- site and landscape design;
- roof styles and rooflines;
- building massing;
- building facades; and
- windows and building materials.

The proposed land use amendment is in alignment with applicable policies of the LAP.