

# Background and Planning Evaluation

## Background and Site Context

The subject site is approximately 0.11 hectares in size and is located in the community of Crescent Heights, on the north side of 12 Avenue NW, two parcels to the west of Centre Street N. The parcel is approximately 30 metres by 36 metres and is currently developed with a multi-residential development, an apartment building comprising of 17 dwelling units.

There are a variety of land uses in the area. The immediate area is developed with a mix of residential land uses, from single and semi-detached dwellings to apartment buildings. The immediate area is also well served and is in close proximity to a commercial development, along Centre Street N. Other area amenities include: the Crescent Heights Community Association, Crescent Heights Park and Crescent Heights High School, approximately 250 metres to the southwest. There is also a place of worship approximately 75 metres west of the site (the Wild Rose United Church).

The subject site is located mid-block on the north side of 12 Avenue NW (a Neighbourhood Connector), between Centre Street N and 1 Street NW.

## Community Peak Population Table

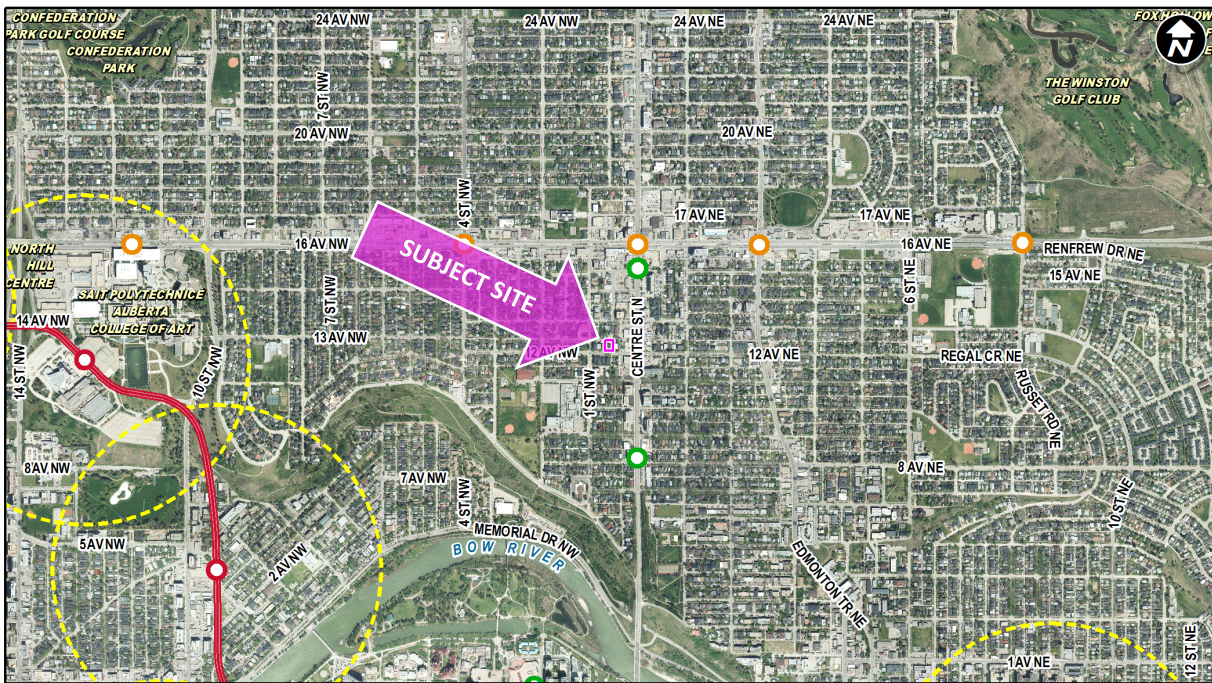
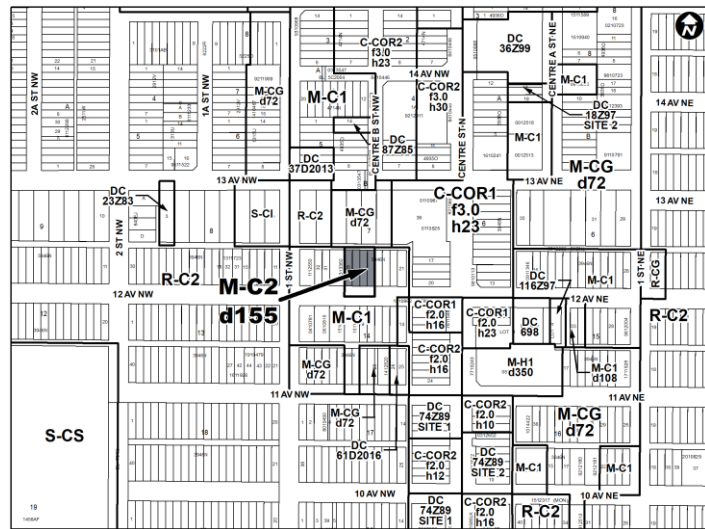
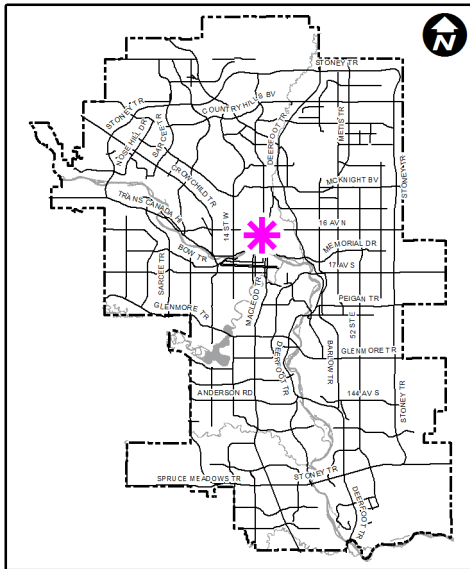
As identified below, the community of Crescent Heights reached its peak population in 2019.

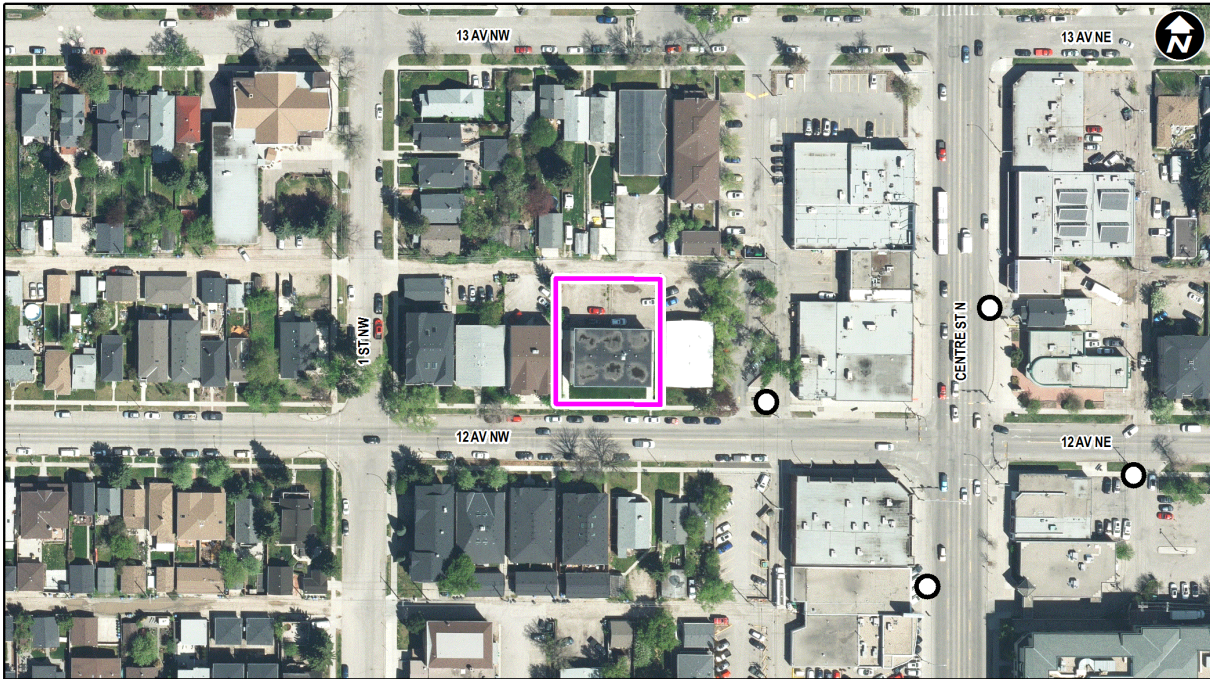
<b>Crescent Heights</b>	
Peak Population Year	2019
Peak Population	6,620
2019 Current Population	6,620
Difference in Population (Number)	0
Difference in Population (Percent)	0%

*Source: The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Crescent Heights](#) community profile.

# Location Maps





## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing M-C1 District is a residential designation applied to developed areas that are primarily for low height and medium density multi-residential development in a variety of forms. The land use for this site was originally made under the previous Land Use Bylaw 2P80 and was noted as Residential Medium Density Multi Dwelling (RM-4) District. Upon adoption of Land Use Bylaw 1P2007, this land use transferred to the M-C1 District. The parcel has a site area of 0.11 hectares. The M-C1 District provides for a maximum density of 148 dwelling units per hectare. The resulting calculation indicates a maximum permissible number of dwelling units of 16 (16.428 rounded down). This means that the physical development on site stands outside the strict density rule of the M-C1 District. The M-C1 District allows for a maximum building height of 14 metres and a maximum density of 16 dwelling units.

The existing apartment building currently contains 17 dwelling units (an excess of one dwelling unit over the allowable density). This application proposes the M-C2 District with a density modifier, as a result of that one excess unit. The application seeks to bring the property into compliance with the rules of Land Use Bylaw 1P2007. The building will have a total of 17 dwelling units allowed under M-C2. There is no maximum density requirement in the M-C2 District, however this application seeks to impose a modifier that restricts the density to what is currently built on site (d155).

### **Development and Site Design**

If approved by Council, the current development will be in compliance with Land Use Bylaw 1P2007. If redevelopment occurs in the future, the rules of the proposed M-C2 District would provide guidance for site development including appropriate uses, building massing, height, landscaping, and parking, with the addition of a density modifier of 154, to restrict the total number of dwellings to 17 (the current site situation). The application intends to retain this existing development and no subsequent development permit application has been applied for or is anticipated.

### **Transportation**

Pedestrian access to the site is available from sidewalks along 12 Avenue NW with vehicular access and parking for the site from the existing rear lane. The site is located approximately 80 metres from Centre Street N, with available Bus Routes 2 and 3. Centre Street also has Bus Rapid Transit Routes 300 and 301 and is subject to the future Green Line LRT development. There are two future Green Line LRT stations proposed along Centre Street N. The future station to the north will be situated at 15 Avenue N (approximately 5-minute walk) and the future station to the south will be situated at 8 Avenue N (approximately 6-minute walk).

The site is within Residential Parking Zone M and on-street parking is by permit. The site has the required off-street parking provision at the rear, accessed from the lane.

A Transportation Impact Assessment (TIA) was not required as part of this application.

### **Environmental Site Considerations**

No environmental concerns were identified.

### **Utilities and Servicing**

Water, sanitary and storm services are available to the 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)**

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.

### **Interim Growth Plan (2018)**

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Interim Growth Plan](#) (IGP). The proposed land use amendment builds on the principles of the IGP 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 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. Such redevelopment is intended to occur in a form that respects the scale and neighbourhood context.

The proposal is in keeping with relevant MDP policies as the multi-residential nature of this application represents continued, contextually sensitive multi-family development that is consistent with the existing surrounding residential development.

**Climate Resilience Strategy (2018)**

This application does not include any specific actions that address the objectives of the [Climate Resilience Strategy](#). The intent is to retain the existing building, however any future redevelopment proposals for this site would enable a further review of climate resilience issues and promote enhancements through the use of newer building technologies.

**North Hill Communities Local Area Plan (Statutory - 2021)**

The subject site is on the north side of 12 Avenue NW within the Neighbourhood Connector urban form category with a low building scale of up to six-storeys in the [North Hill Communities Local Area Plan](#) (LAP).

The Neighbourhood Connector areas are meant to support a range of residential uses in a broad range of mix, type, and form. The low building scale indicator in this context is typically characterized by apartments, stacked townhouses, and mixed-use buildings. The proposed land use amendment is in alignment with the applicable policies of the LAP.