

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northern community of Crescent Heights at the northwest corner of 11 Avenue NE and 2 Street NE. The site has a total area of 0.04 hectares ± (0.09 acres ±), with a frontage of approximately 10 metres and a lot depth of approximately 36 metres. The site is currently developed with a single detached dwelling and a detached garage accessed from 2 Street NE.

Surrounding development consists primarily of a mix of single and semi-detached dwellings designated as Residential – Contextual One / Two Dwelling (R-C2) District. A variety of multi-residential developments are located east of the subject site along 2 Street NE. A variety of rowhouse developments are located west of the subject site along 1 Street NE and a parcel designated as Residential – Grade-Oriented Infill (R-CG) District is located northwest of the subject site.

The subject site is located approximately 600 metres (eight-minute walk) from the 16 Avenue N Urban Main Street, providing convenient access to primary transit, retail and other commercial services. The Edmonton Trail NE Urban Main Street is a primary transit corridor located approximately 140 metres (two-minute walk) to the east. The site is also located approximately 500 metres (seven-minute walk) from Crescent Heights High School and 700 metres (nine-minute walk) from the Crescent Heights Community Association.

Community Peak Population Table

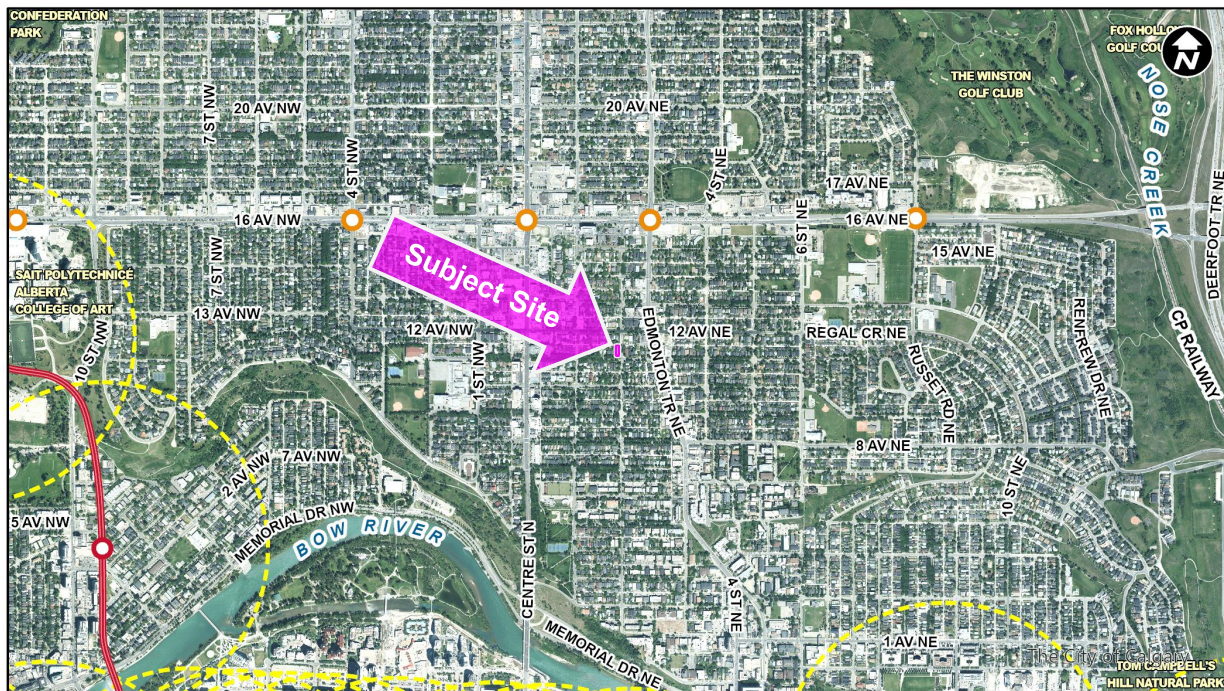
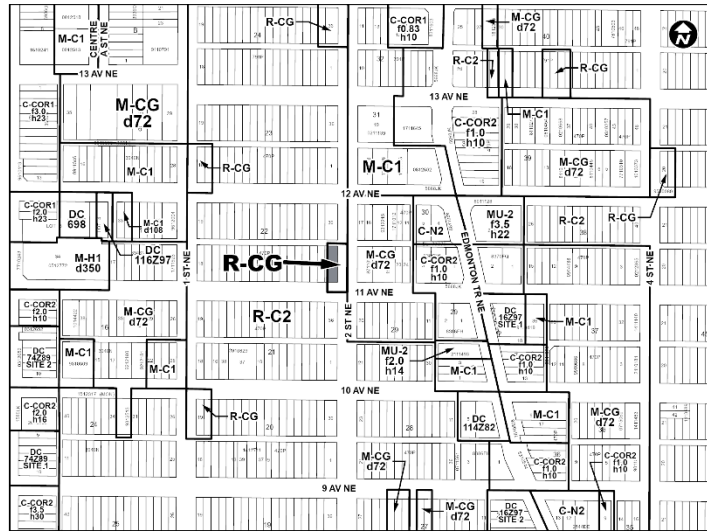
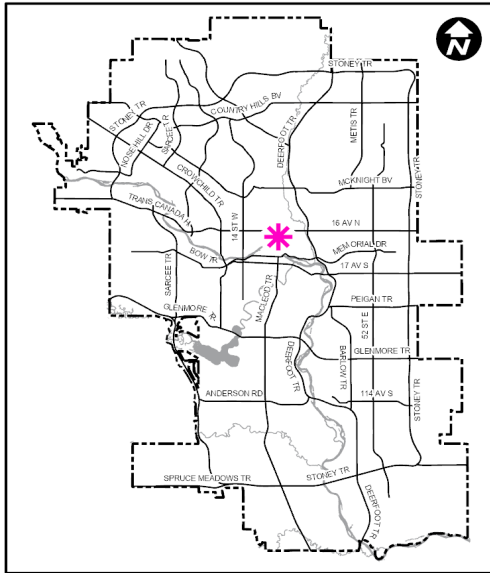
As identified below, the community of Crescent Heights reached its peak population in 2019.

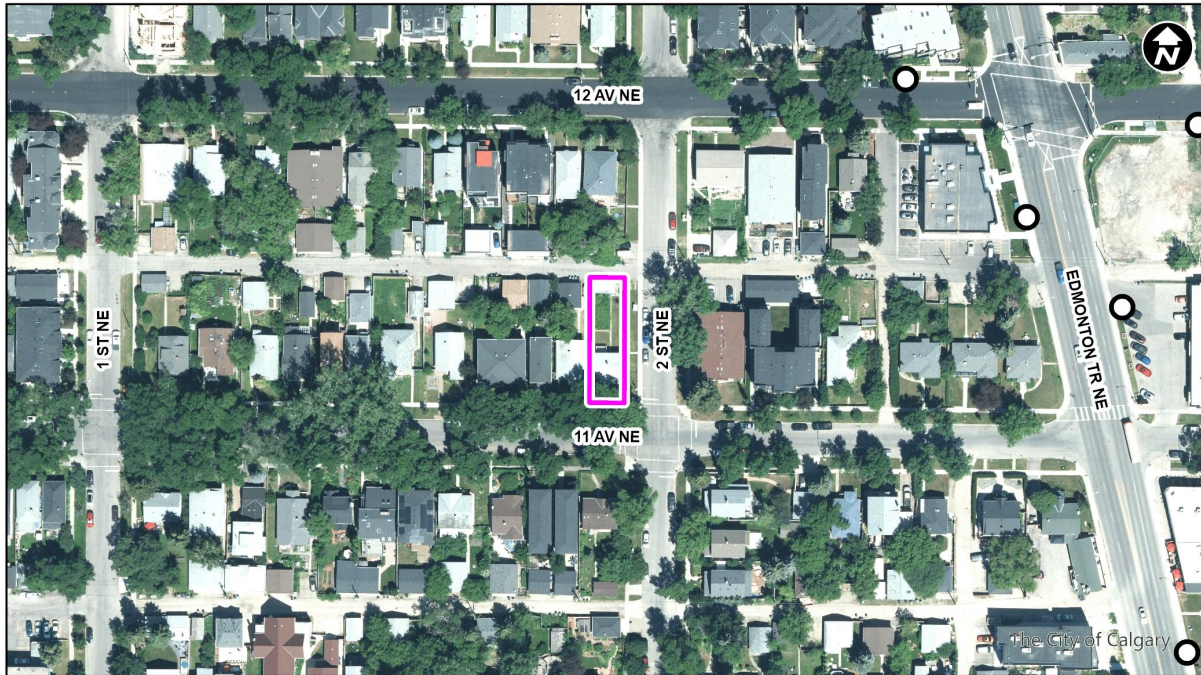
Crescent Heights	
Peak Population Year	2019
Peak Population	6,620
2019 Current Population	6,620
Difference in Population (Number)	0
Difference in Population (Percent)	0%

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 Residential - Contextual One / Two Dwelling (R-C2) District is a low-density residential designation applied to developed areas that 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 Residential – Grade-Oriented Infill (R-CG) District is a low-density residential designation that is applied to developed areas that allows for a range of 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 two dwelling units.

Secondary suites are also allowed in the R-CG District and do not count towards the allowable density. The parcel would require 0.5 parking stalls per dwelling unit and per secondary suite.

The Housing – Grade-Oriented (H-GO) District was considered as a potential land use for the subject site, however, the site does not fit within the location criteria for the district. The subject site is neither in the Neighbourhood Connector nor in the Neighbourhood Flex Urban Form Categories as outlined in the *North Hill Communities Local Area Plan*.

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 setbacks, 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:

- the layout and configuration of dwelling units and any proposed secondary suites;
- access and parking provisions; and
- appropriate location of landscaping and amenity space.

Transportation

Pedestrian access to the site is available from existing sidewalks along 11 Avenue NE and 2 Street NE.

The subject site is well served by Calgary Transit. Transit stops are within 140 metres (two-minute walk) on Edmonton Trail NE (Route 5 – North Haven and Route 4 – Huntington). The subject site is located approximately 600 metres (eight-minute walk) from 16 Avenue N where Bus Route 303 (MAX Orange Brentwood/Saddletowne) and Route 19 (Sunridge/Dalhousie) are located. The site is approximately 350 metres (four-minute walk) from Centre Street N where Bus Route 2 (Killarney/17 Avenue SW), Route 17 (Ramsay) and Route 3 (Elbow Drive/Heritage Station) are located.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary and storm sewer lines are available to service future development. Further details for site servicing, as well as appropriate stormwater management will be considered and reviewed as part of any future 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 [Municipal Development Plan](#) (MDP) identifies the subject site as located within the Developed Residential – Inner City Area (Map 1: Urban Structure). 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 proposed R-CG District provides for a 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 specific actions that address the objectives of the [Calgary Strategy - Pathways to 2050](#). The proposed redesignation does however provide small and incremental climate benefits by allowing more people to live near existing services and amenities and optimizing existing transit infrastructure. 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 Limited building scale modifier (Map 4: Building Scale), which allows for up to three storeys. Policies in the LAP allow for a broad range and mix of housing types, unit structures and forms. Several policies lay out conditions under which building forms that contain three or more residential units should be supported, including sites within transit station areas, sites near or adjacent to an identified 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 the applicable policies of the LAP.

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.