

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Crescent Heights at the northeast corner of 4 Street NW and 13 Avenue NW. The site is approximately 0.07 hectares (0.16 acres) in size and is approximately 15 metres wide by 43 metres deep. It is currently developed with a single detached dwelling and detached garage accessed off the rear lane.

Surrounding development on the east side of 4 Street NW consists primarily of a mix of single and semi-detached residential developments designated as Residential – Contextual One / Two Dwelling (R-C2) District. Development on the west side of 4 Street NW is characterized by single dwellings designated as Residential – Contextual One Dwelling (R-C1) District. Parcels close to 16 Avenue NW have been designated for multi-family developments in the Multi-Residential – Contextual Low Profile (M-C1) District or Multi-Residential – Contextual Medium Profile (M-C2) Districts.

The site is close to schools, public transit and amenities. The Balmoral school is approximately 550 metres (nine-minute walk) to the northeast of the site; Crescent Heights High School is about 800 metres (13-minute walk) to the south east and Rosedale School is about 800 metres (13-minute walk) to the west. The site is approximately 250 metres (four-minute walk) south of commercial corridor of 16 Avenue NW; less than 100 metres (two-minute walk) to multiple bus stops and approximately 600 metres (ten-minute walk) to McHugh Bluff, the Crescent Heights Community Association, North Hill Community Curling Club, Crescent Heights Playground and Crescent Heights Park. The Southern Alberta Institute of Technology (SAIT) is located approximately 1.5 kilometres (25-minute walk) to the west.

Community Peak Population Table

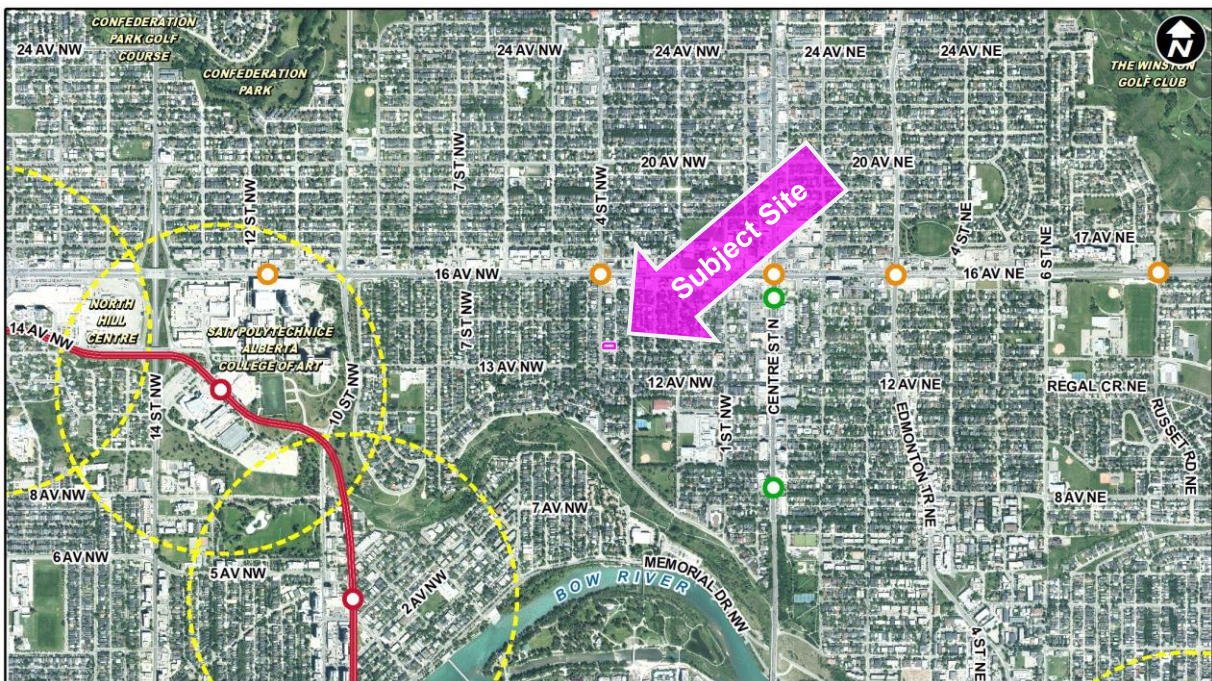
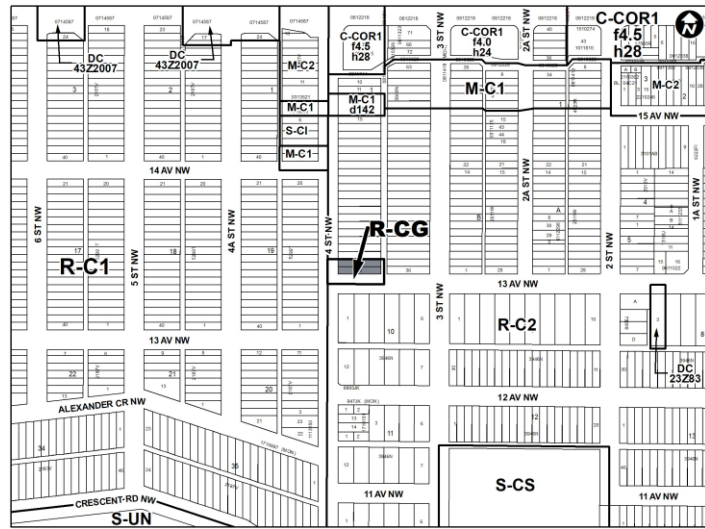
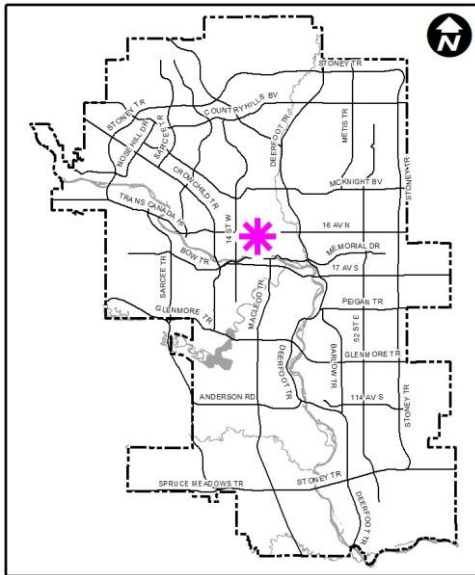
As identified below, the community of Crescent Heights reached its peak population in 2019.

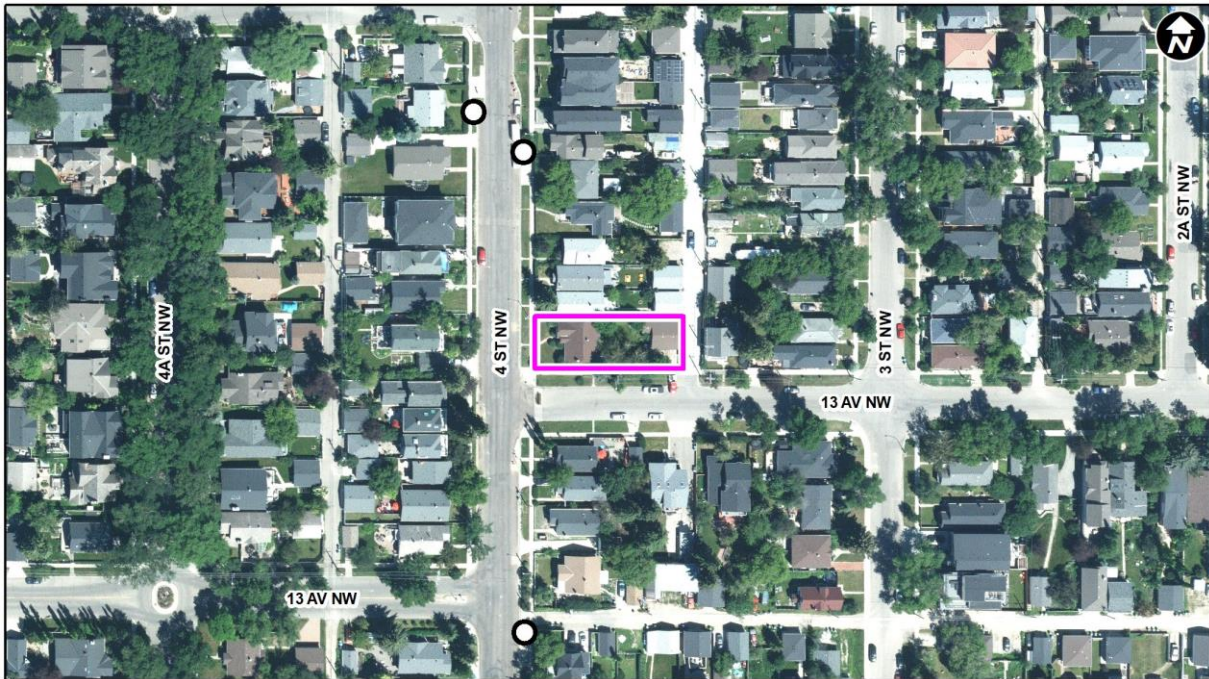
| Crescent Heights | |
|------------------------------------|-------|
| Peak Population Year | 2019 |
| Peak Population | 6,620 |
| 2019 Current Population | 6,620 |
| Difference in Population (Number) | 0 |
| Difference in Population (Percent) | 0.00% |

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Crescent Heights 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 Residential – Grade-Oriented Infill (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 four 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 orientation and relationship with the street;
- setback along 13 Avenue NW;
- vehicle access;
- building design that aligns with the Heritage Guideline Area policy; and
- appropriate amenity space for the residents.

Transportation

The site is well located to take advantage of nearby pathways and cycling facilities. Pedestrian access to the site is available from 13 Avenue NW and 4 Street NW. An existing on-street bike route is located along 2 Street NW, approximately 250 metres east of the site, providing direct connection to downtown. In addition, there are recommended on-street bikeway priority routes along 4 Street NW immediately to the west as per the Always Available for All Ages and Abilities (5A) Network plan. The north side of 13 Avenue NW prohibits vehicular access and right turns from 13 Avenue NW to 4 Street NW.

The area is well serviced by Calgary Transit with local and primary transit locations in close proximity. The MAX Orange BRT Line on 16 Avenue N is less than 300 metres (five-minute walk) away from the site and Route 2 (Killarney/17Ave SW – Mount Pleasant) is less than 100 metres (two-minute walk) away on both sides of 4 Street NW.

Vehicular access to the site is available from the rear lane and will continue to come from the rear lane in any future development.

A Transportation Impact Analysis was not required in support of the land use redesignation application.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary and storm sewer are available to service future development of the subject site. Details of site servicing, stormwater management, as well as waste facilities will be considered and reviewed as part of the future development 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 located within the Inner City Area (Map 1: Urban Structure). 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. The proposed land use amendment is in keeping with relevant policies in the MDP.

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 stage.

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 Connector category (Map 3: Urban Form) with a Limited building scale modifier (Map 4: Building Scale), which allows for up to three storeys. The LAP identifies primarily residential uses in this area and supports higher density when located along higher activity street and close to public transit.

The site is also identified within the Crescent Heights Heritage Guideline Area on Map 5: Heritage Guideline Areas of the LAP. The intent of the heritage guidelines is for new development to complement the historic form within the guideline area so that new development fits into the historic fabric and context. Guidelines note that land use redesignations that would allow for a development with permitted use dwelling units should not be supported in the Heritage Guideline Area. The Land Use Bylaw was amended with bylaw 66P2022 to identify that rowhouse buildings, in the Heritage Guideline Areas are classified as discretionary uses, and subject to the design guidelines outlined in the LAP.

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