

# Background and Planning Evaluation

## Background and Site Context

The subject site is located on a corner parcel in the community of Renfrew and fronts onto 10 Avenue NE. The parcel is approximately 0.06 hectares (0.14 acres) in area and is approximately 15 metres wide by 37 metres deep, and is currently developed with a single detached dwelling and accessory building (garage) with access from the street.

Surrounding development is characterized by a mix of single detached and semi-detached dwellings designated as Residential – Contextual One / Two Dwelling (R-C2) District. One parcel designated as Residential – Grade-Oriented Infill (R-CG) District is located across the street at the southwest corner of 10 Avenue NE and 5 Street NE. One parcel designated as Housing – Grade Oriented (H-GO) District is located at the northeast corner of 8 Avenue NE and 5 Street NE. A Multi-Residential – Contextual Grade-Oriented (M-CG) District and commercial developments are located west of the subject site between Edmonton Trail NE and 4 Street NE.

The site is located in close proximity to schools, parks and other commercial and retail amenities. Edmonton Trail NE, an Urban Main Street, is approximately 300 metres (a five-minute walk) west of the site. Stanley Jones School and playground are located on 6 Street NE approximately 300 metres (a five-minute walk) southeast of the site. The Renfrew Community Association, skating rink, sports facilities and playground are located on 8 Avenue NE approximately 400 metres (a six-minute walk) southeast of the site. There are multiple transit routes located on 12 Avenue NE and 6 Street NE within 215 metres (a three-minute walk) of the subject parcel. Edmonton Trail NE contains multiple transit routes along the Primary Transit Network within 325 metres (a five-minute walk) of the subject parcel.

## Community Peak Population Table

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

<b>Renfrew</b>	
Peak Population Year	1968
Peak Population	8,019
2019 Current Population	6,582
Difference in Population (Number)	- 1,437
Difference in Population (Percent)	-17.9%

Source: *The City of Calgary 2019 Civic Census*

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





## 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 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:

- ensuring an engaging built interface along both 10 Avenue NE and 6 Street NW;
- reviewing applicable heritage guidelines contained in the North Hill Communities Local Area Plan (LAP);
- mitigating shadowing, overlooking and privacy concerns;
- building form;
- layout and configuration of dwelling units and secondary suites; and
- site access.

### **Transportation**

Pedestrian access to the subject site is available from existing sidewalks along 10 Avenue NE. Two Always Available for All Ages & Abilities (5A) Network on-street bikeways are located approximately 200 metres (a three-minute walk) south and east of the site along 8 Avenue NE and 6 Street NE. A rear lane is available for vehicular access, though the existing garage is accessed from 5 Street NE.

The area is well serviced by Calgary Transit. Route 17 (Renfrew/Ramsay) is located approximately 160 metres (a two-minute walk) from the site along 12 Avenue NE and approximately 180 metres (a three-minute walk) from the site along 6 Street NE. Route 4 (Huntington), Route 5 (North Haven) and Route 69 (Deerfoot Centre) are located approximately 300 metres (a five-minute walk) along the Primary Transit Network on Edmonton Trail NE, an Urban Main Street. An existing accessible on-street permit parking space is located in front of the property on 10 Avenue NE. There are no other on-street parking restrictions on 10 Avenue NE or 6 Street 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, and storm deep utilities are available. Development servicing requirements will be reviewed at the development site servicing stage.

## **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 Developed Residential - Inner City Area as identified on Map 1: Urban Structure of 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.

### **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 up to three storeys. This area is characterized by a range of housing types that complement the surrounding context of the community. Limited building scale policies within the Neighbourhood Local category states that buildings containing three or more residential units should be supported near activity centres, on higher activity streets, where the parcel has a lane and where parking can be accommodated on site.

The site is located within the Beaumont/Regal Terrace area (Map 5: Heritage Guideline Areas) of the North Hill Communities Heritage Guidelines. Heritage resources should be retained or protected while balancing the ability to redevelop. New developments should fit into the historic fabric and context of the area and consider opportunities to balance new and historic forms of development while exploring the retention and incorporation of heritage resources into the new development. Alignment with Heritage Guidelines policies will be assessed at the development permit stage.

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