

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Crescent Heights along the west side of 2 Street NW, south of 16 Avenue North. The site is approximately 0.04 hectares in size (0.09 acres) and is approximately 11 metres wide by 33 metres deep.

Surrounding development is characterized by single detached heritage homes on parcels designated as Multi-Residential – Contextual Low Profile (M-C1) District or Multi-Residential – Contextual Medium Profile (M-C2) District. To the north of the site, along the 16 Avenue North Urban Main Street, are commercial businesses designated as Commercial – Corridor 1 (C-COR1) District.

The site is close to public transit and amenities. The major commercial corridor of 16 Avenue N contains a wide variety of businesses, and forms part of the Primary Transit Network, including Bus Rapid Transit (BRT) stops within 300 metres (a five-minute walk). The subject site is located 400 metres (a seven-minute walk) from Centre Street North, another Main Street offering a variety of amenities and public transit connections.

Community Peak Population Table

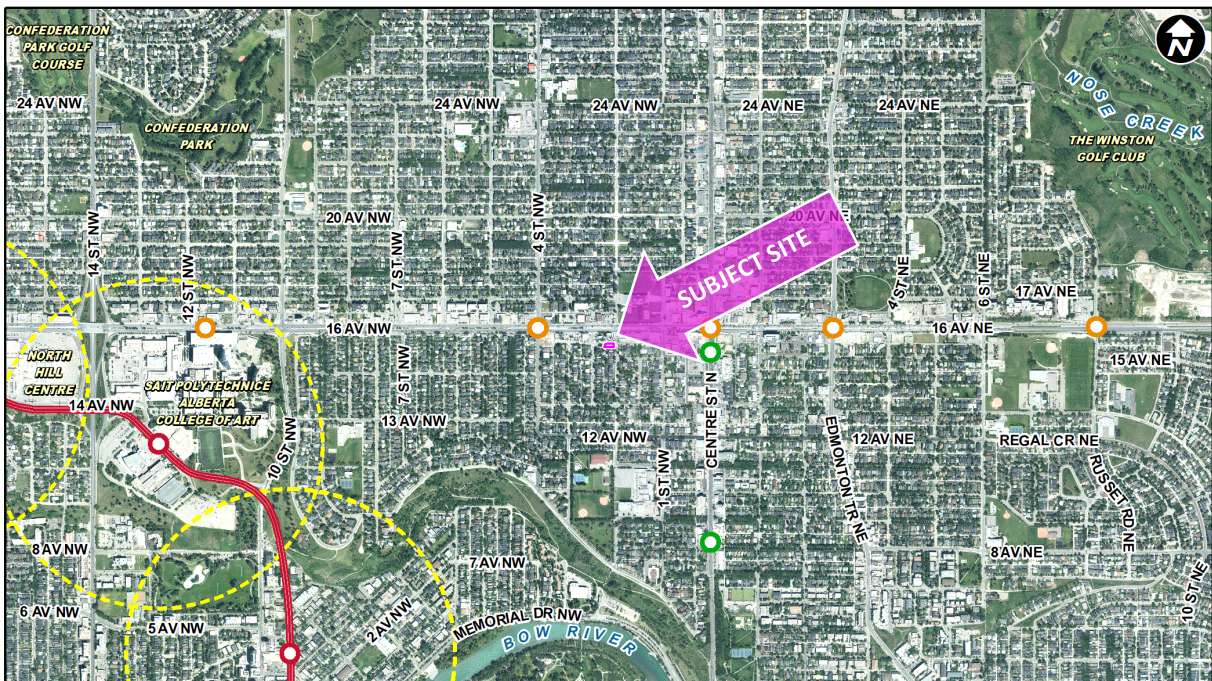
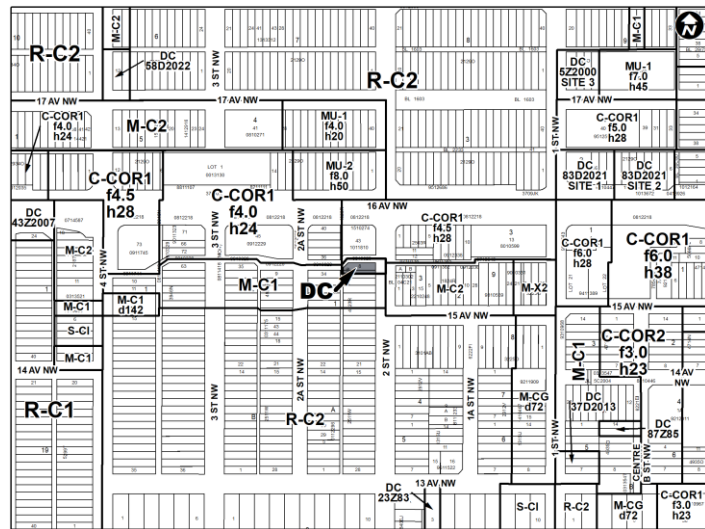
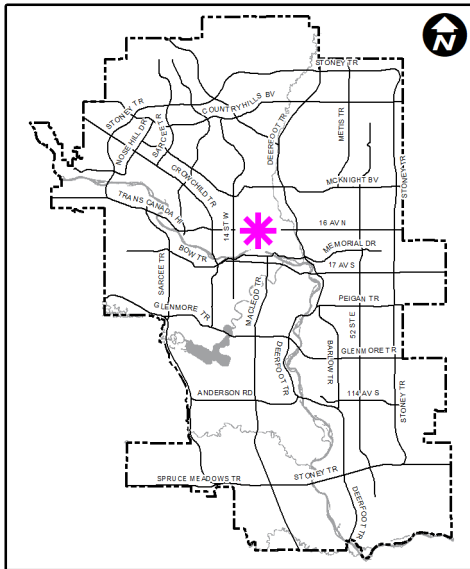
As identified below, the community of Crescent Heights reached its peak population in 2019.

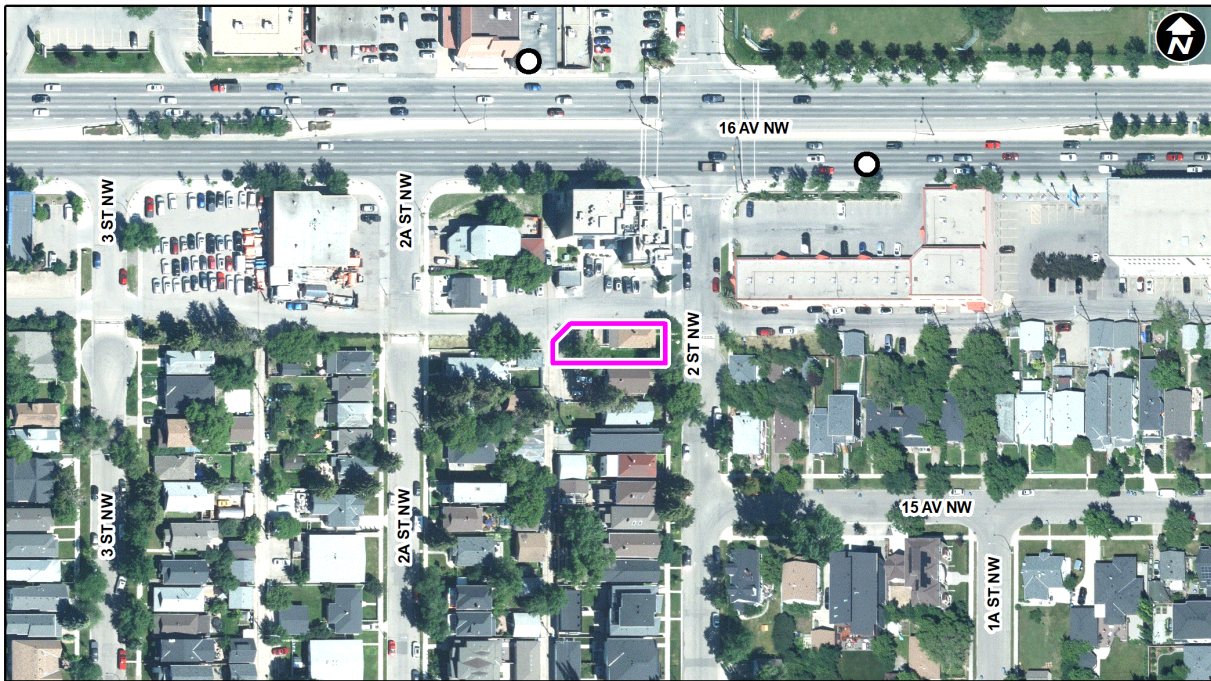
Crescent Heights	
Peak Population Year	2019
Peak Population	6,620
2019 Current Population	6,620
Difference in Population (Number)	0
Difference in Population (Percent)	0%

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 Multi-Residential – Contextual Low Profile (M-C1) District accommodates multi-residential developments with higher numbers of dwelling units and higher traffic generation than low density residential land use districts. The M-C1 District allows for a maximum density of 148 units per hectare and a maximum building height of 14.0 metres (approximately four storeys).

The proposed Direct Control (DC) District is based on the existing M-C1 District with the additional discretionary uses of Office and Retail and Consumer Service. All existing rules and regulations in the M-C1 District would be maintained, including height and density allowable for any new buildings. The DC District is intended to:

- allow for the conversion of the existing dwelling for limited commercial uses; and
- allow for residential uses consistent with the surrounding developments if the commercial use is not commenced or is discontinued in the future.

Pursuant to Section 20 of the Land Use Bylaw 1P2007, this application for a DC District has been reviewed by Administration and the use of a DC District is necessary due to the unique characteristics of a commercial use being proposed within an existing residential building. This proposal allows for the applicant's intended commercial use while maintaining the M-C1 District

base. The same result could not be achieved through the use of a standard land use district in the Land Use Bylaw.

The proposed DC District includes a rule that allows the Development Authority to relax Section 6 of the DC District bylaw. Section 6 incorporates the rules of the base district in bylaw 1P2007 where the DC District does not provide for specific regulation. In a standard district, many of these rules can be relaxed if they meet the test for relaxation of bylaw 1P2007. The intent of this DC District rule is to ensure that rules of Bylaw 1P2007 that regulate aspects of development that are not specifically regulated in this DC District can also be relaxed in the same way that they would be in a standard district.

Development and Site Design

The rules of the proposed DC District and the *North Hill Communities LAP* would provide guidance for the future development of the site. A discretionary use development permit would be required to enable the new uses allowed by the DC District. Details such as parking and site access will be reviewed and determined through the development permit process.

Transportation

Pedestrian access to the site is available from the existing sidewalk along 2 Street NW. An existing on-street bike route is located along 2 Street NW, providing direct connection to downtown. In addition, there are recommended on-street bikeway priority routes along 4 Street NW 250 metres to the west as per the Always Available for All Ages and Abilities (5A) Network plan.

The area is well serviced by Calgary Transit with local and primary transit locations in close proximity. The MAX Orange line on 16 Avenue N is 300 metres (a five-minute walk) away from the site along 16 Avenue N, with Route 19 stops (Sunridge/Dalhousie Station) available even closer, only 60 metres away (a one-minute walk). Route 2 (Killarney/17 Ave SW – Mount Pleasant) is less than 300 metres (a four-minute walk) away on both sides of 4 Street NW, and Route 3 (Centre St/Elbow Drive) is available 400 metres (a six-minute walk) away along Centre Street N.

Vehicular access to the site is available from the rear lane which also wraps around the north side of the subject site. A barricade in front of the subject site, on 2 Street NW, prohibits vehicular access between the residential and commercial areas, and directs all vehicle access to the site via the rear lane.

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 sewer, and storm sewer mains are available to this site. Future details for servicing and waste collection facilities will be reviewed at the development 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 [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](#).

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 Low building scale modifier (Map 4: Building Scale), which allows for up to six storeys. The LAP speaks to primarily residential uses in the area but notes that some commercial opportunities exist. The LAP encourages the adaptive reuse of existing buildings and preservation of existing heritage assets. The proposed land use amendment is in alignment with applicable policy of the LAP.