

# Background and Planning Evaluation

## Background and Site Context

The subject site is comprised of three parcels in the inner city community of Crescent Heights at the end of the cul-de-sac on 3 Avenue NE, in close proximity to Edmonton Trail NE. The combined site area is approximately 0.13 hectares (0.32 acres) in size and measures 36 metres wide by 36 metres deep. The subject site is developed with three single detached dwellings. Two parcels (339 and 341 – 3 Avenue NE) have vehicular access from the rear lane to garages, while 347 – 3 Avenue NE has no developed vehicular access from either the avenue or the rear lane.

Surrounding development is characterized by a mix of low density single detached and duplex dwellings as well as medium density low rise multi-residential development. Surrounding land use districts consist of the Multi-Residential – Contextual Grade-Oriented (M-CG) District to the west and the Multi-Residential – Contextual Low Profile (M-C1) and Multi-Residential – Contextual Medium Profile (M-C2) Districts to the east between the escarpment and Edmonton Trail NE.

Edmonton Trail NE is designated as an Urban Main Street and part of the Primary Transit Network, which offers retail commercial, restaurants, community facilities as well as job opportunities with good public transportation between downtown Calgary and the communities to the north. There are several schools and recreational facilities in the area, but all are more than 600 metres (a ten-minute walk) from the site. Parks and open space are less than 500-metres (a nine-minute walk) from the site.

## Community Peak Population Table

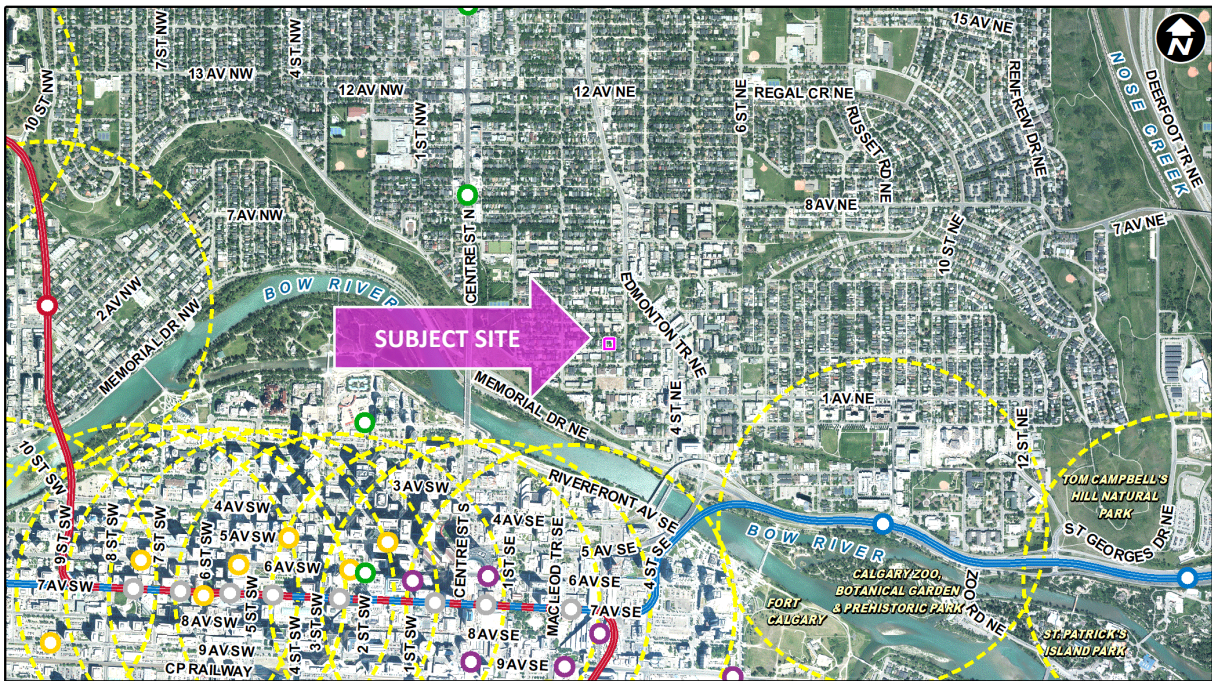
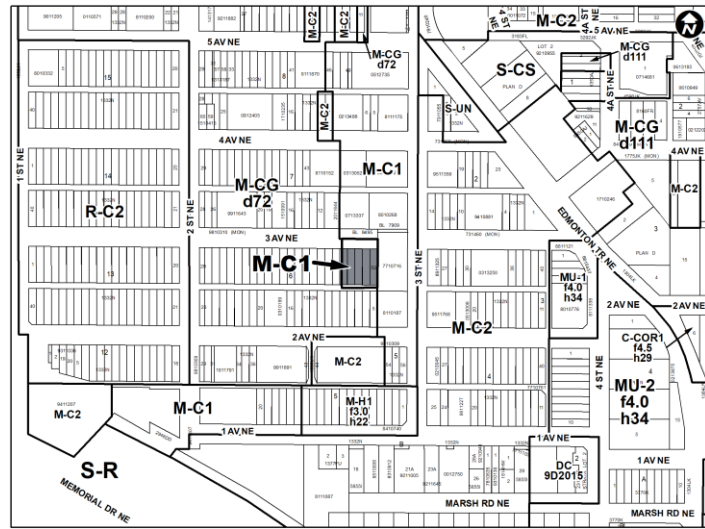
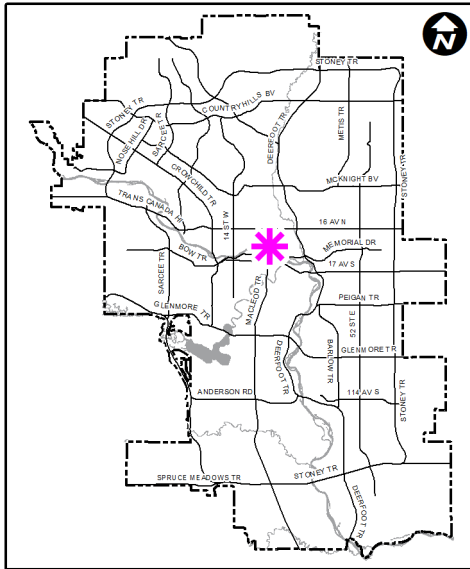
As identified below, the community of Crescent Heights reached its peak population in 2019.

<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 current Multi-Residential – Contextual Grade-Oriented (M-CGd72) land use district on the subject site is intended to accommodate multi-residential development with direct access to grade in a variety of forms, and with heights and setbacks that reflect the immediate context. The density modifier of 72 dwelling units per hectare would allow for the development of nine dwelling units on the site at a maximum building height of 12 metres. The standard density of the M-CG District is 111 units per hectare.

The proposed Multi-Residential – Contextual Low Profile (M-C1) District would allow for multi-residential development with low height and medium density and is intended for development adjacent to low density residential development such as the existing single detached dwellings directly to the west of the subject site. The M-C1 District sets a maximum density of 148 units per hectare which would allow for a maximum of 19 units on the subject site. The maximum building height of the M-C1 District is 14 metres (three to four storeys). Since the adjacent parcel to the west of the subject site is designated with a low density residential district (M-CG), the maximum building height on the subject site is decreased to nine metres at the property line (Section 594 in Bylaw 1P2007).

The proposed M-C1 District is appropriate and in context to both the existing low density and medium density development.

### **Development and Site Design**

If this application is approved by Council, the rules of the M-C1 District will serve as the framework from which the development permit application will be evaluated, including the number of dwelling units, parcel coverage, parking, landscaping, building height and massing. Other planning elements that may be specifically considered during the review of the future application are the following:

- improvements to the rear lane and the building interface with the lane, including parking configuration and vehicular access;
- minimizing shadow impacts, overlooking, and privacy concerns to the adjacent residential dwellings to the west by implementing the height rules of the M-C1 District;
- building massing and the relationship with the downslope residential parcels to the east; and,
- appropriate amenity space for the future residents.

### **Transportation**

Pedestrian access to the site is from the sidewalk along 3 Avenue NE while vehicular access is from the rear lane. The street terminates in a cul-de-sac while the rear lane ends in an informal dead-end where the escarpment drops down to 3 Street NE and Edmonton Trail NE. A formal pedestrian connection exists via a concrete staircase down to 3 Street NE with sidewalk connections to Edmonton Trail NE. The Always Available for All Ages and Abilities (5A) Network contains an existing north-south on-street bikeway along 3 Street NE which provides connections to an east-west bikeway along 1 Avenue NE and 4 Avenue NE.

The site is well served by Calgary Transit with several stops southbound along 4 Street NE and northbound along Edmonton Trail NE. In addition, there are bus stops along 1 Avenue NE through Bridgeland. The public transit routes are as follows:

- Routes 4/5 – Huntington/North Haven – 300 metres (a five-minute walk);
- Route 69 – Deerfoot Centre – 400 metres (a seven-minute walk); and
- Route 90 – Bridgeland/University of Calgary – 600 metres (a ten-minute walk).

Route 90 eastbound along 1 Avenue NE provides a transit connection to the Bridgeland/Memorial LRT Station.

On-street parking is restricted to 2 hours along 3 Avenue NE between the hours of 7:00 a.m. and 6:00 p.m., Monday to Friday. A Residential Parking Permit (Zone M) is also in effect along the south side of 3 Avenue NE allowing resident parking at all times. No parking is allowed in the cul-de-sac.

### **Environmental Site Considerations**

No environmental concerns were identified on the site.

### **Utilities and Servicing**

Water, sanitary and storm sewer mains are available to service the site. Specific details of the site servicing, stormwater management and waste and recycling management are being reviewed in detail through the development permit process.

## 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) designates the subject site as part of the Developed Residential - Inner City Area on Map 1 – Urban Structure (MDP) and is earmarked for moderate intensification to higher residential densities than currently existing on the site. The proposed residential intensification is acceptable, especially in context to 4 Street NE and Edmonton Trail designated as an Urban Main Street with retail commercial, community facilities and higher residential densities.

### **Calgary Climate Strategy (2022)**

The land use amendment application does not include 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 permit approval stages.

### **North Hill Communities Local Area Plan (Statutory – 2021)**

The [North Hill Communities Local Area Plan](#) (LAP) identified the subject area as Neighbourhood Local with a Building Scale of Low allowing for a maximum building height of 6 storeys which is higher than allowed in the proposed M-C1 District. The Neighbourhood Local typology allows for a mix of residential housing types in context to existing development already in the community. The LAP is in support of the moderate residential density increase proposed in this application.

The subject site is situated in the Mount Pleasant Heritage Guideline Area of the LAP. The intent of the heritage policies is not to limit development, but instead encourage new development to draw design references 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 buildings fit into the historic fabric and context.

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