

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northeast community of Greenview and is a corner lot fronting onto 48 Avenue NE and 3 Street NE. The parcel is approximately 0.05 hectares (0.12 acres) in size and approximately 16 metres wide by 30 metres deep. The parcel is currently developed with a single detached dwelling and detached garage with lane access at the rear.

Surrounding development is characterized primarily by low density residential development designated as Residential – Contextual One / Two Dwelling (R-C2) District and parcels designated as Multi-Residential – Contextual Medium Profile (M-C2) District located north of the site, across McKnight Boulevard NE. Parcels located further east, north and northeast of the parcel are designated as Commercial – Corridor 2 (C-COR2) District with varying density and floor area ratio (FAR) modifiers.

The site is located near transit, greenspace networks and commercial main streets. The Foundations for the Future Charter Academy (FFCA) North Middle School Campus and surrounding greenspace are approximately 300 metres (a five-minute walk) west of the site. The Greenview Industrial employment area is located approximately 400 metres (a seven-minute walk) east of the site across from the Nose Creek Pathway and Edmonton Trail NE.

Edmonton Trail NE is a designated Urban Main Street as per the *Municipal Development Plan* (MDP) and is 100 metres (a two-minute walk) east. Centre Street North is also a designated Urban Main Street and is 500 metres (an eight-minute walk) to the west with parcels designated as Commercial – Neighbourhood 2 (C-N2) District located at the Centre Street North and McKnight Boulevard NE intersection.

Community Peak Population Table

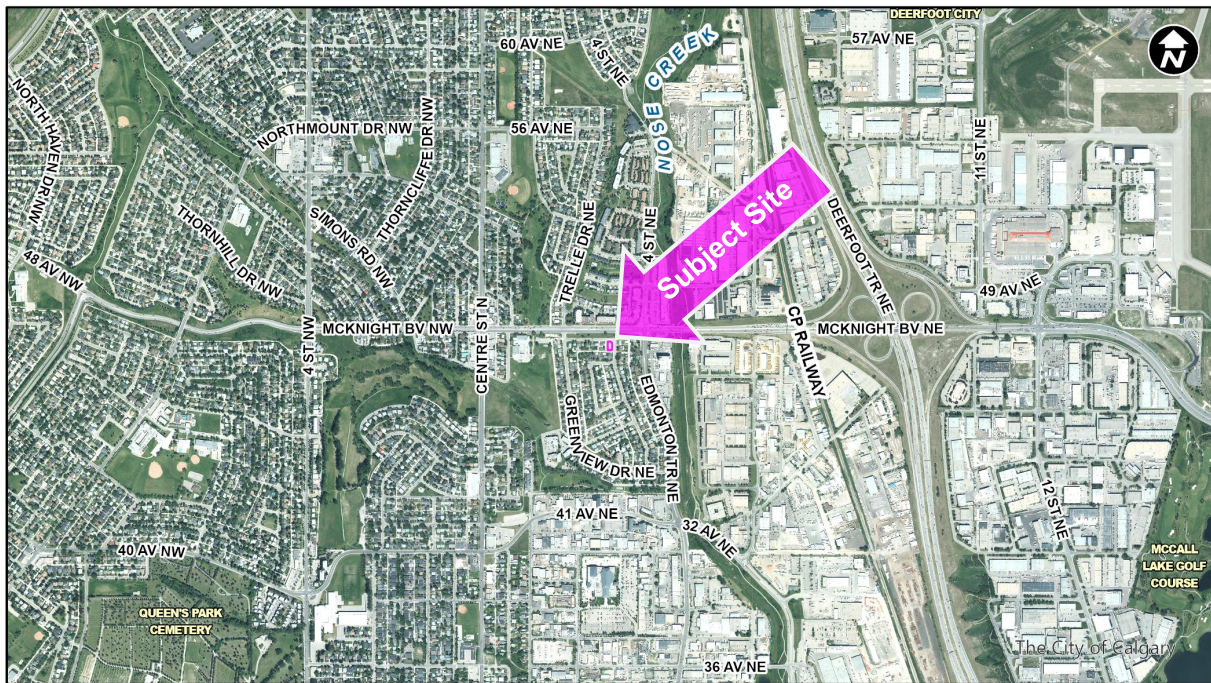
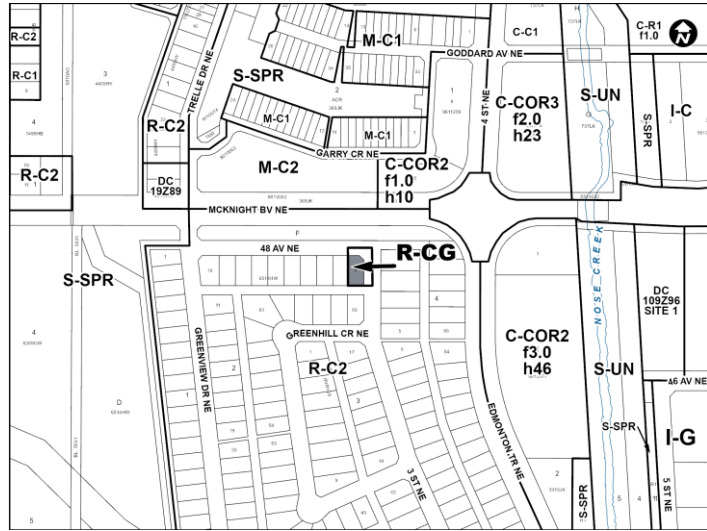
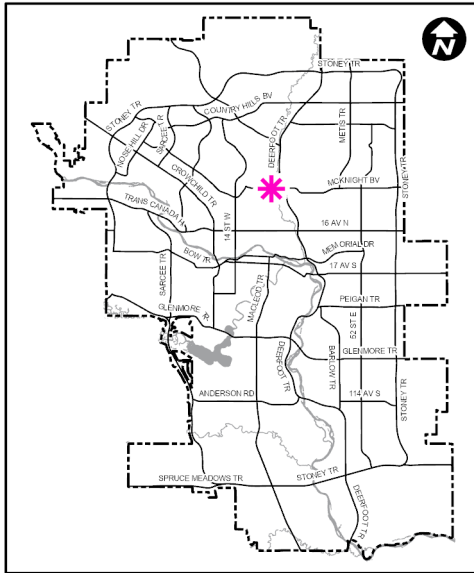
As identified below, the community of Greenview reached its peak population in 1992.

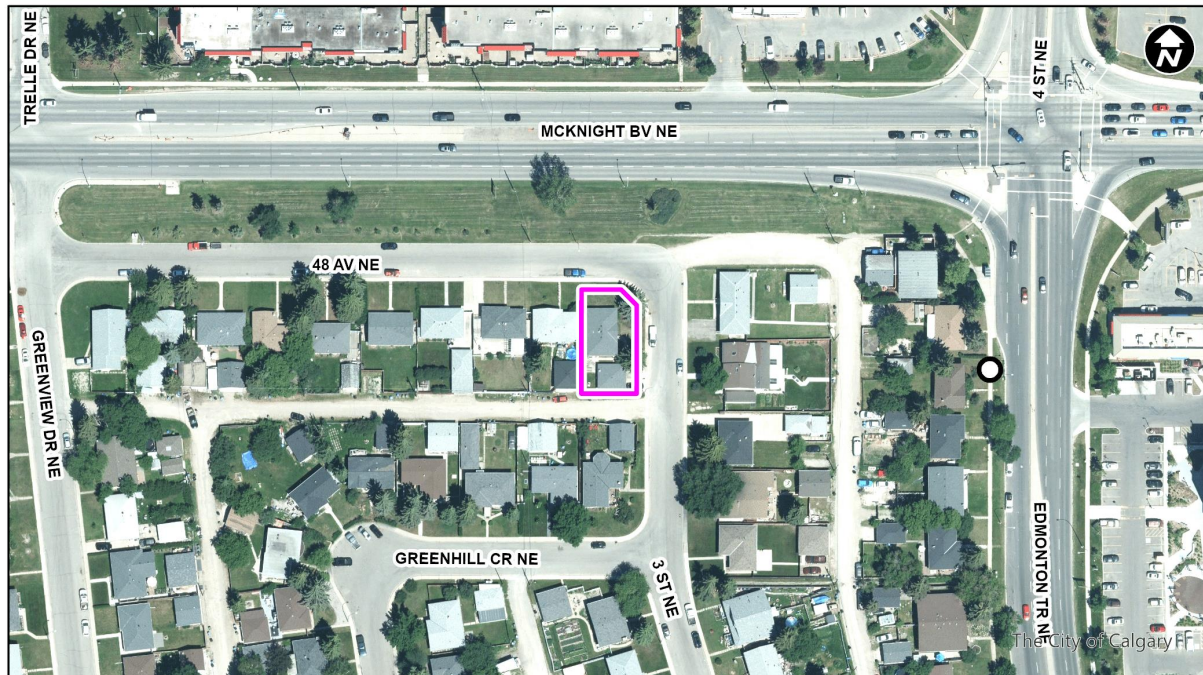
Greenview	
Peak Population Year	1992
Peak Population	2,322
2019 Current Population	1,906
Difference in Population (Number)	-416
Difference in Population (Percent)	-17.9%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Greenview Community 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 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 for up to three dwelling units.

Secondary suites (one backyard suite or 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 stall 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 site, additional items that will be considered through the development permit process include, but are not limited to:

- providing engaging interface with 48 Avenue NE and 3 Street NE;
- mitigation of shadowing and privacy;
- providing appropriate vehicular access; and
- appropriate screening of waste and recycling.

Transportation

Pedestrian and vehicular access to the corner site is available via 48 Avenue NE and 3 Street NE where on-street parking is unrestricted.

The Nose Creek Pathway, which connects to Downtown and the Bow River Pathway network is located approximately 300 metres (a five-minute walk) east of the site. The nearest on-street bikeway is 41 Avenue NE, which is 750 metres (a 13-minute walk) south and is a part of the Primary Transit Network. The Nose Creek Pathway and 41 Avenue NE are both a part of the Always Available for All Ages and Abilities (5A) Network.

The area is well-served by Calgary Transit Routes. Centre Street North is approximately 500 metres (an eight-minute walk) Route 3 stops (Sandstone / Elbow Drive) are located. Route 4 (Huntington) and Route 5 (North Haven) transit stops are located along Edmonton Trail and are approximately 100 metres (a two-minute walk) to the east. Routes 4 and 5 provide transit service every 30 minutes during the peak hours.

A Transportation Impact Analysis (TIA) and parking study were not required.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary and storm services are available to service the subject site. Details of site servicing, as well as appropriate stormwater management will be considered and reviewed as part of any development permit application.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation aligns with 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 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 – Established area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). 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 application complies with relevant land use policies that recognize the predominantly low-density residential nature within these communities and supports retention of housing stock or moderate intensification in a form that respects the scale and character of the neighbourhood.

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 the 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), allowing up to three storeys. The LAP speaks to primarily residential uses in the area and encourages a range of housing types. The proposed land use amendment is in alignment with the LAP.