

Background and Planning Evaluation

Background and Site Context

The subject site is in the northeast community of Greenview at the southwest corner of Greenfield Road NE and 3 Street NE. The laned site is approximately 0.06 hectares (0.14 acres) and is approximately 16 metres wide by 36 metres long. The site is currently occupied by a single-detached bungalow-style house with a detached garage that is accessed from the rear lane.

Surrounding development is characterized by low-density residential developments designated as Residential – Contextual One / Two Dwelling (R-C2) District. A parcel designated as Multi-Residential – Contextual Medium Profile (M-C2) District is located further to west of the site. The site is approximately 150 metres (two-minute walk) from a bus stop along Edmonton Trail NE, via an existing lane and walkway that connects 3 Street NE with Edmonton Trail NE. The site is also 350 metres (six-minute walk) north of the Highland Park/Thornccliffe Park trailhead. Nose Creek and the associated pathway is located approximately 600 metres (ten-minute walk) east of the site.

The Foundations for the Future Charter Academy (FFCA) North Middle School Campus (Grades 5 to 8) is approximately 400 meters (ten-minute walk) northwest of the site. The Greenview Industrial employment area is located east of the site across from Nose Creek and Edmonton Trail NE. Located approximately 500 metres (eight-minute walk) south of the site are 32 Avenue NE, 41 Avenue NE, and Edmonton Trail NE, which are all part of the Primary Transit Network.

Community Peak Population Table

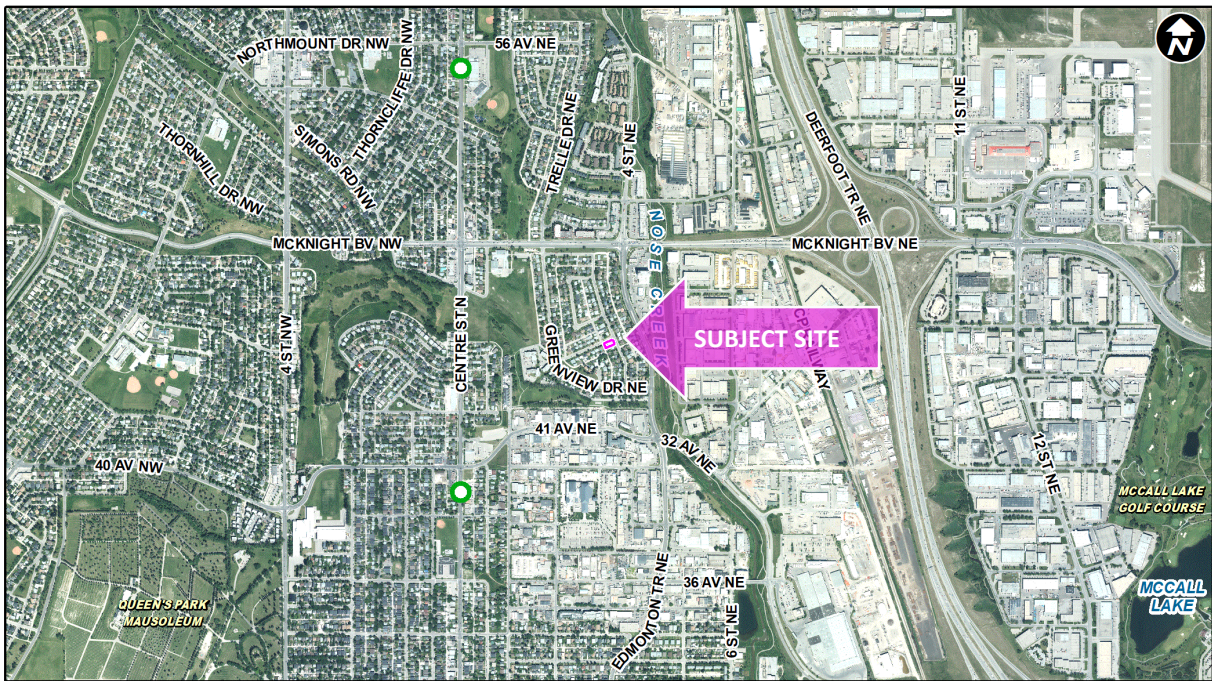
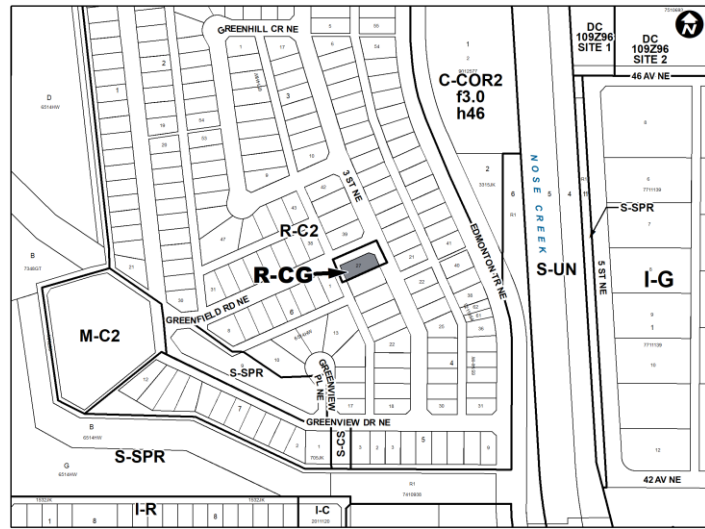
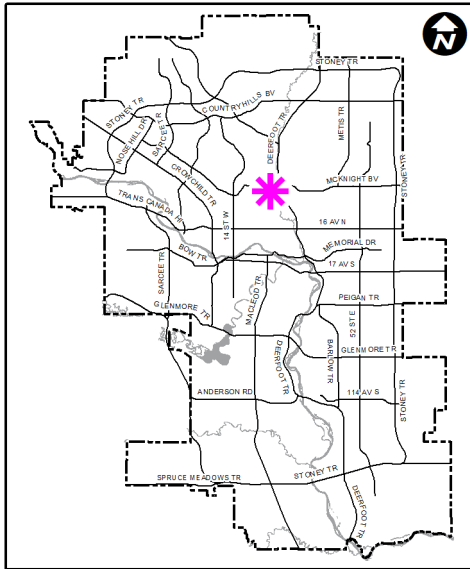
As identified below, the community of Greenview reached its peak population in 1992.

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 current 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 meters 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 development 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 Greenfield Road NE and 3 Street NE;

- providing appropriate vehicular access;
- requiring amenity space for residents; and
- mitigating shadowing, overlooking and privacy concerns.

Transportation

The corner parcel is bounded by Greenfield Road NE and 3 Street NE and both roads are classified as residential streets. Pedestrian access is from both streets and vehicular access to the site is from the rear lane, which is accessed from Greenfield Road NE. No parking restrictions exist in the area.

The site is served by Calgary Transit. A bus stop for southbound Route 4 (Huntington) is located approximately 150 metres (two-minute walk) along Edmonton Trail NE. A bus stop for westbound Route 38 (Brentwood/Temple) is located approximately 550 metres (nine-minute walk) along 41 Avenue NE which is part of the Primary Transit Network.

The pathway located approximately 600 metres (ten-minute walk) along Nose Creek, east of the site, and 41 Avenue NE located 500 metres (eight-minute walk) south of the site are part of the Always Available for All Ages and Abilities (5A) network. The network includes an existing bikeway and on-street bikeway respectively. The pathway along Nose Creek further connects to Downtown and the Bow River Pathway.

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, fire flow calculations and waste and recycling 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.

Calgary International Airport Vicinity Protection Area (2009)

The [Calgary International Vicinity Protection Area](#) (AVPA) identifies the subject site as being located within the 25-30 Noise Exposure Forecast (NEF) of the AVPA. The AVPA regulation was created to ensure that only compatible land uses are developed near airport flight paths. The AVPA regulation establishes prohibitive uses in certain locations, identified within NEF areas. The proposed residential use is allowable within the 25-30 NEF contour area. Future development permits would be circulated to the Airport Authority and reviewed against the applicable regulations to ensure compliance.

Municipal Development Plan (Statutory – 2009)

The [Municipal Development Plan](#) (MDP) identifies the subject site located within the Established - Developed Residential area (Map 1: Urban Structure). The applicable MDP policies encourage redevelopment and modest intensification of Established areas to make more efficient use of existing infrastructure, public amenities and transit and deliver small and incremental benefits to climate resilience.

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 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 for up to three storeys. The LAP speaks to primarily residential uses in the area and encourages a range of housing types. The Limited building scale policies within the Neighbourhood Local category notes that building forms containing three or more units are supported on parcels near an activity centre, on higher activity streets and where the parcel has a rear lane and can accommodate parking on the site. The proposed land use amendment is in alignment with applicable policies of the LAP.