

Background and Planning Evaluation

Background and Site Context

The subject site is located in the inner-city community of Crescent Heights and is a midblock parcel on 4 Avenue NE between 2 Street NE and 3 Street NE. The site is approximately 0.06 hectares (0.14 acres) in size and is approximately 15 metres wide by 37 metres deep. The parcel is currently developed with a single detached dwelling and has lane access at the rear.

Surrounding development is characterized by a mix of housing types ranging from single and semi-detached dwellings to multi-residential development, with low-rise apartment buildings being the predominant form on this block of 4 Avenue NE. Land use in the immediate area is a mix of Multi-Residential – Contextual Grade-Oriented (M-CGd72) District, Multi-Residential – Contextual Low Profile (M-C1) District and a limited amount of Multi-Residential – Contextual Medium Profile (M-C2) District, including the adjacent parcel to the east.

The subject site is approximately 150 metres (a two-minute walk) from Edmonton Trail NE and approximately 700 metres (an 11-minute walk) from Centre Street N, which are both identified as Urban Main Streets and form part of the Primary Transit Network in the *Municipal Development Plan (MDP)*. Commercial development along these corridors includes a mix of restaurants, retail and service uses. The site is less than 300 metres (a five-minute walk) east of Rotary Park, which includes an off-leash dog area, accessible playground and a spray park.

Community Peak Population Table

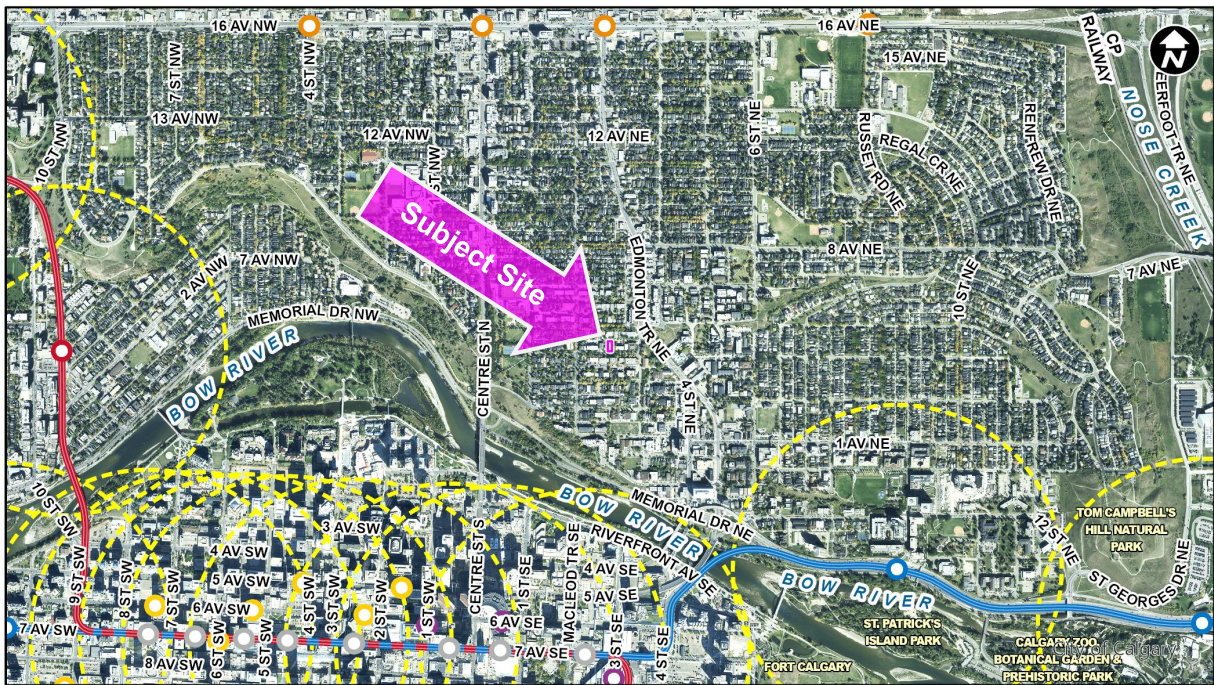
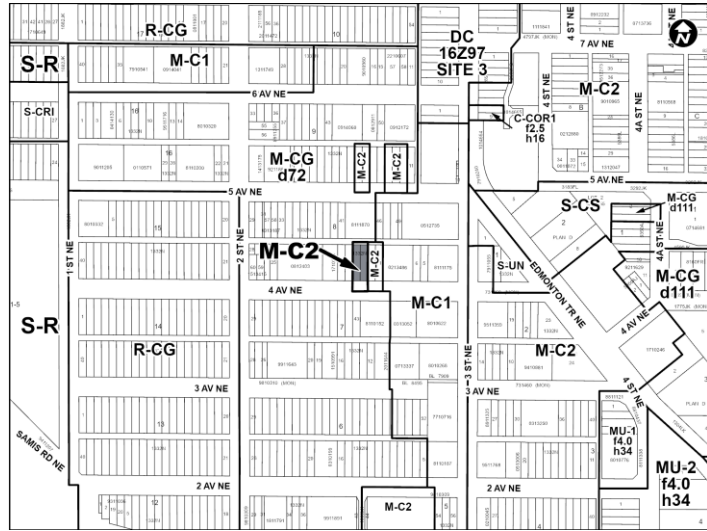
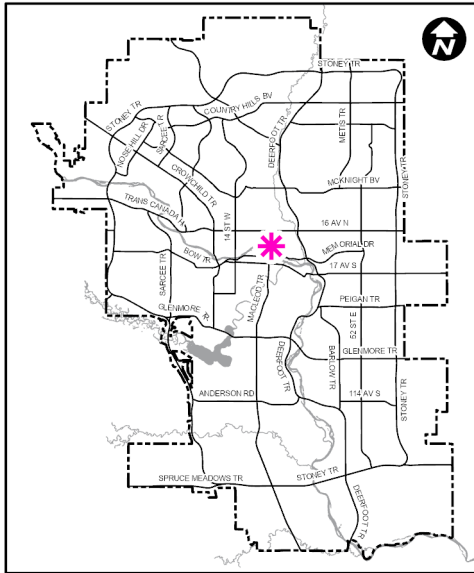
As identified below, the community of Crescent Heights reached its peak population in 2019.

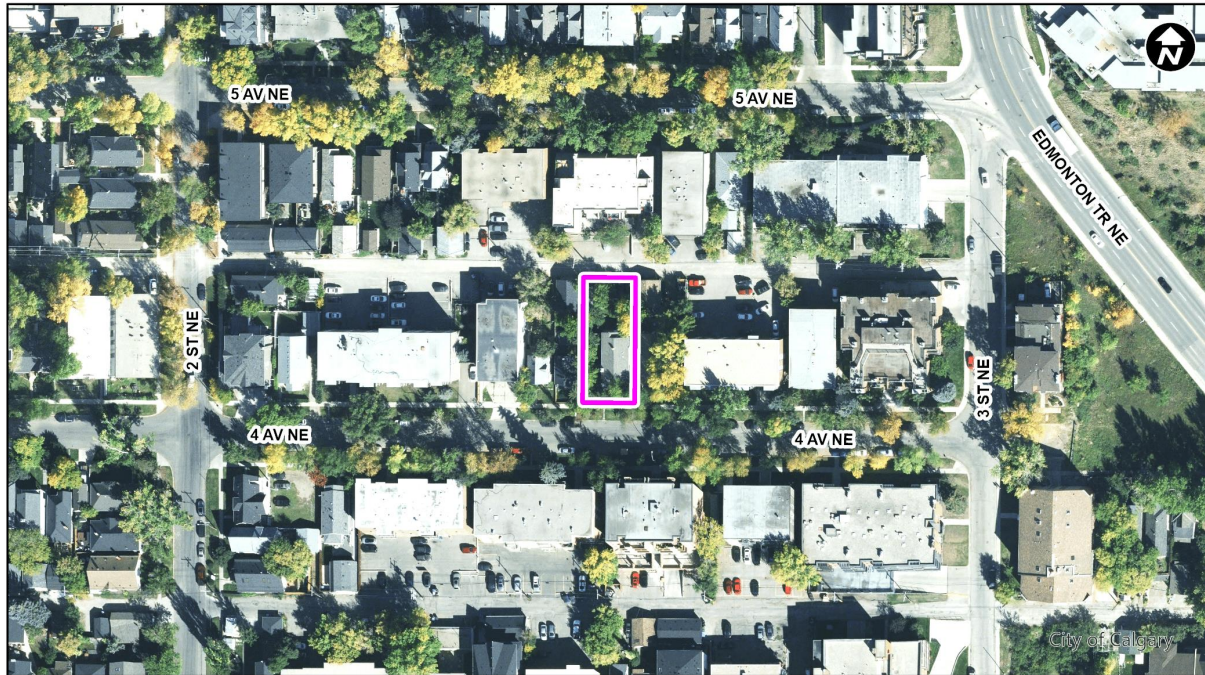
Crescent Heights	
Peak Population Year	2019
Peak Population	6,620
2019 Current Population	6,620
Difference in Population (Number)	0
Difference in Population (Percent)	0%

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 M-CGd72 District is a multi-residential designation that accommodates multi-residential development in a variety of forms, with higher numbers of dwelling units and higher traffic generation than low density residential districts. The District allows for a maximum building height of 12.0 metres and a maximum density of 72 units per hectare, which based on the subject site's area, would enable up to four dwelling units. The M-CG District is intended to be applied in close proximity or adjacent to low-density residential development and has a number of building setback and massing rules that support contextually sensitive development.

The proposed M-C2 District is a multi-residential designation that accommodates multi-residential development with higher numbers of dwelling units and higher traffic generation than low profile multi-residential districts. The M-C2 District allows for a maximum floor area ratio of 2.5 and maximum building height of 16.0 metres. The District does not have a maximum density, and since no density modifier is proposed, the maximum number of dwelling units would be dependent on unit size. The M-C2 District is typically located near community nodes and transportation corridors but is also intended to be located in close proximity to low-density residential development, as it provides for varied building height and setbacks which respond to the immediate context.

Development and Site Design

If approved by Council, the rules of the proposed M-C2 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 the site, additional items that are being considered through the development permit process include, but are not limited to:

- ensuring an engaging built interface along the 4 Avenue NE frontage;
- building placement, height and massing pursuant to the M-C2 District;
- ensuring adequate amenity space for individual units;
- providing site-appropriate vehicular access and waste and recycling; and
- climate resiliency mitigation and adaptation measures.

Transportation

Pedestrian access to the site is available from the existing sidewalk on 4 Avenue NE. An existing on-street bike route, signed and part of the current Always Available for All Ages and Abilities (5A) Network, is located adjacent to the subject site on 4 Avenue NE, supporting access to and from the site by alternative transportation modes.

Calgary Transit service is available on Edmonton Trail NE, with stops for Routes 4 (Huntington) and 5 (North Haven) within 260 metres (a four-minute walk) of the site. Additional northbound and southbound service is available on Centre Street N within 550 metres of the site (a nine-minute walk) including Routes 2 (Mount Pleasant/Killarney), 3 (Sandstone/Elbow Dr SW) and 17 (Renfrew/Ramsay).

The site falls within Residential Parking Permit (RPP) Zone 'M' and on-street parking is available on 4 Avenue NE. For non-permit holders, parking is restricted to 2 hours on weekdays between 7:00 a.m. and 6:00 p.m. Upon redevelopment of the subject parcel, vehicular access will only be permitted from 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 and storm services are available to the site. Details of site servicing, as well as appropriate stormwater management are being considered and reviewed as part of the development permit 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.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Residential – Developed – Inner City 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 proposed M-C2 District provides for a modest increase in density in a form that is sensitive to existing residential development, and at a scale that is appropriate in close proximity to an Urban Main Street.

Calgary Climate Strategy (2022)

Administration has reviewed this application in relation to the objectives of the [Calgary Climate Strategy – Pathways to 2050](#) programs and actions. The applicant has committed to building design to accommodate the future installation of solar photovoltaic panels for electricity generation. This supports Program D: Renewable energy – Implement neighbourhood-scale renewable energy projects of the *Climate Strategy*.

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 urban form category with a Low building scale modifier allowing up to six storeys, which is higher than what would be possible under the proposed M-C2 District. This area is intended for primarily residential uses and supports a broad range of housing types and unit structures. Buildings containing three or more units should be supported within transit station areas, near or adjacent to a Main Street, and where the parcel has a rear lane and parking can be accommodated on site. The proposed land use amendment is in alignment with the applicable policies of the LAP.