

Background and Planning Evaluation

Background and Site Context

The subject parcel is located in the northeast community of Renfrew, at the intersection of Radnor Avenue NE and Remington Road NE, on the northwest side. The approximately 0.18 hectare \pm (0.44 acre \pm) site, formerly home to the Renfrew United Church, is about 50 metres wide by 36 metres deep and is comprised of three lots. The site is currently vacant and is accessible from the rear lane.

Additionally, a triangular 0.005 hectares \pm (0.012 acres \pm) portion of unused road right-of-way at the southwest corner of the site is not required for the operation of the adjacent lane or street and has therefore been deemed as surplus by the City. As such, it is subject to a purchase agreement between the landowner and the City of Calgary, and subsequent consolidation with the adjacent parcel. Consolidation will create a more regularly shaped parcel, ensuring the efficient and optimal utilization of the site and minimizing wasted space.

The surrounding development consists of a mix of single detached, semi-detached and institutional development designated as the Residential – Grade-Oriented Infill (R-CG) District and Special Purpose – Community Service (S-CS) District.

The site is about 300 metres (a five-minute walk) south of 16 Avenue NE, a major commercial corridor that is designated as an Urban Main Street and primary transit corridor in the *Municipal Development Plan* (MDP). The site is in an area of the Renfrew community that has several amenities with multiple schools, park spaces and transit connections within walking distance. There are two schools near the site. St. Alphonsus School (CCSD K-9) is directly adjacent to the site across the lane to the west, and the Children's Village School (CBE K-6) is across Radnor Avenue NE to the south. Additionally, there are other school sites, recreation facilities and dedicated park spaces in close proximity including:

- Renfrew Athletic Park and Renfrew Aquatic & Recreation Centre is 215 metres (a four-minute walk) to the west;
- Renfrew Community Association Building is 540 metres (a nine-minute walk) metres to the southwest;
- Renfrew Off Leash Park is 620 metres (a 10-minute walk) to the east;
- Stanley Jones School (CBE K-9) is 700 metres (a 12-minute walk) to the southwest; and
- Colonel Macleod School (CBE 5-9) is 600 metres (a 10-minute walk) to the northwest.

Community Peak Population Table

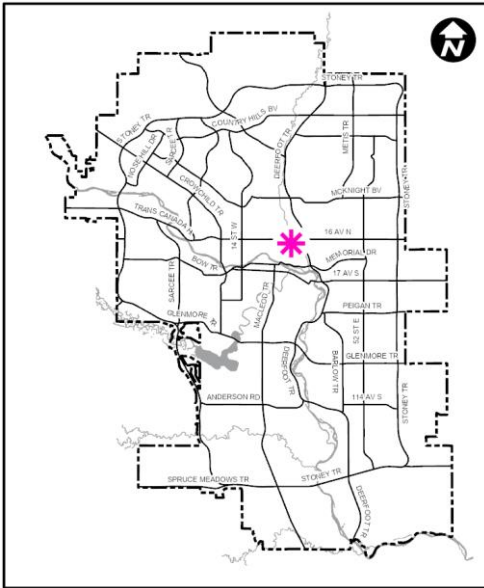
As identified below, the community of Renfrew reached its peak population in 1968.

Renfrew	
Peak Population Year	1968
Peak Population	8,019
2019 Current Population	6,582
Difference in Population (Number)	-1,437
Difference in Population (Percent)	-17.92%

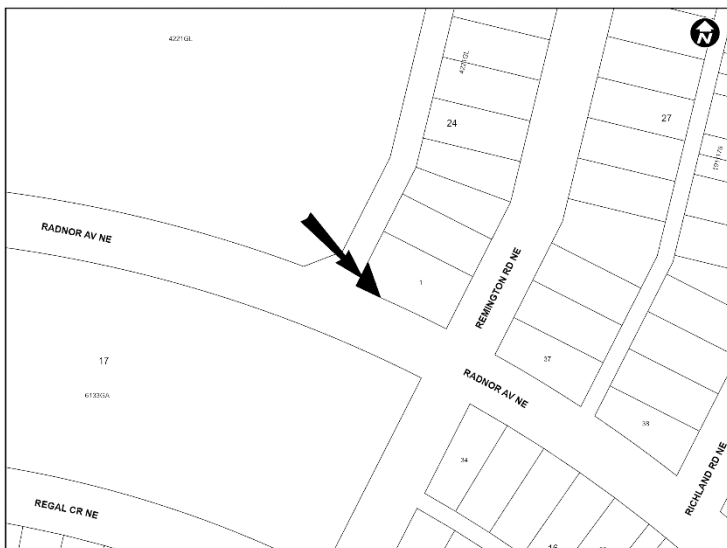
Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Renfrew Community Profile](#).

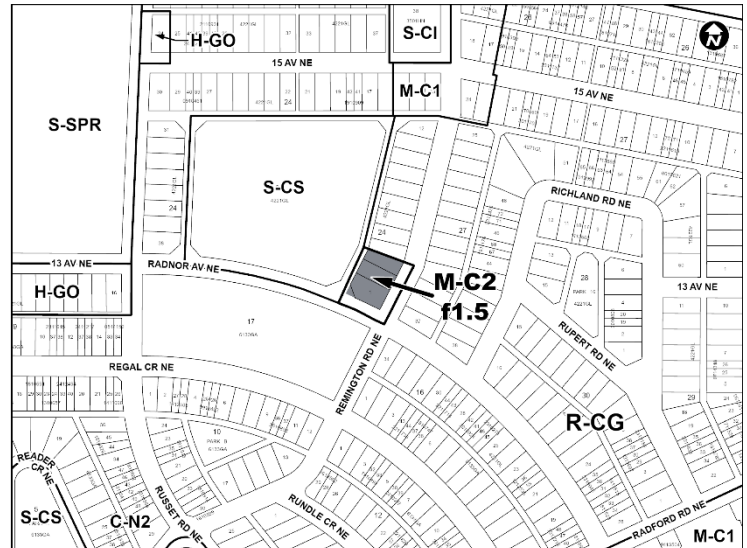
Location Maps

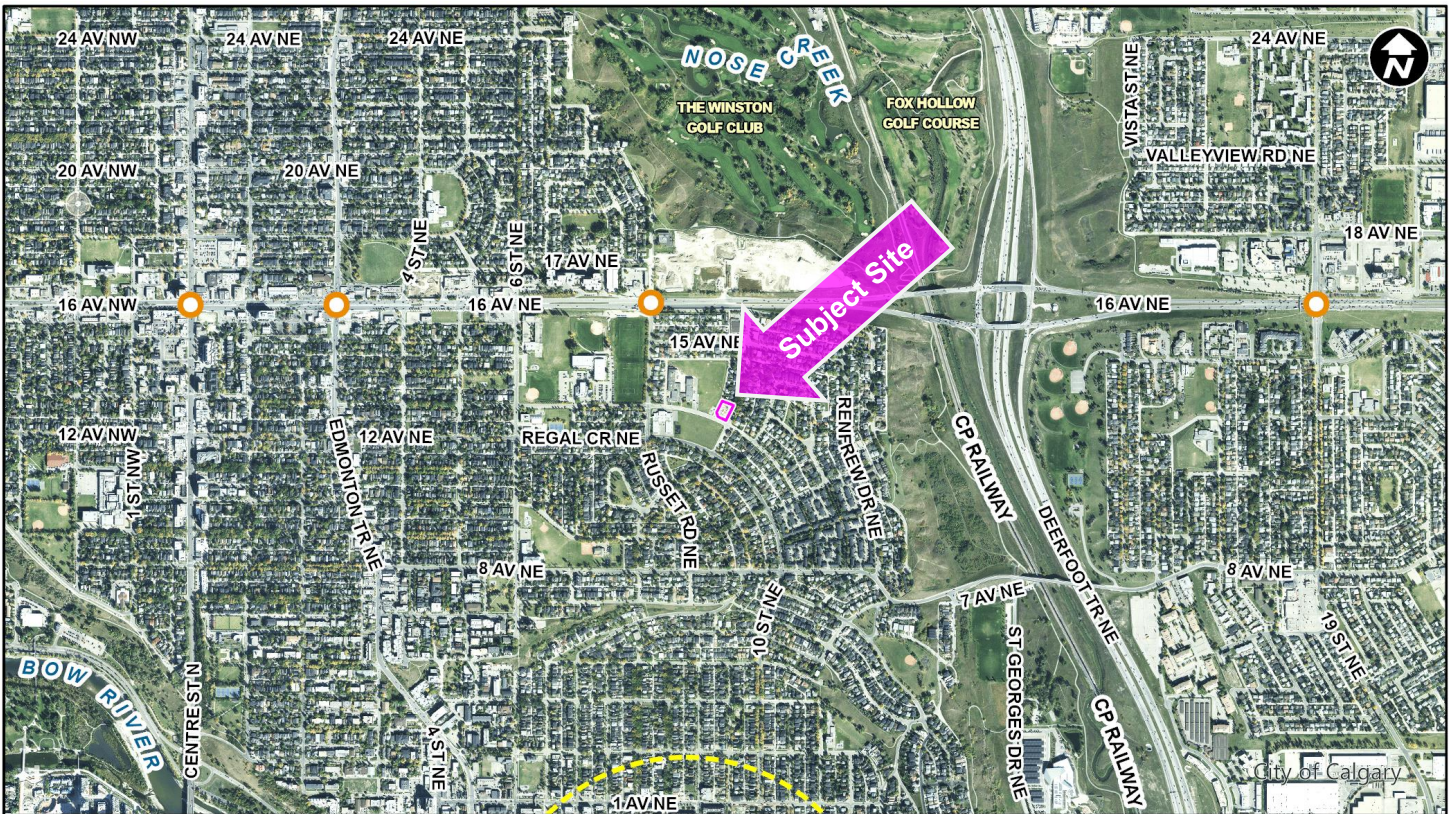


Road Closure Map



Land Use Amendment Map





Previous Council Direction

None.

Planning Evaluation

Road Closure

This application proposes the closure of approximately 0.005 hectares \pm (0.012 acres \pm) of unused road right-of-way at the southwest corner of the site. This closure is intended to support the development of the site. This portion of road right-of-way is not required for the operation of the adjacent lane or street. The closed portion of the road will be consolidated with the adjacent site, subject to the Conditions of Approval (Attachment 2).

Land Use

The existing R-CG District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, rowhouses and townhouses. The R-CG District allows for a maximum building height of 11 metres, and a maximum density of 75 units per hectare, which would allow for a maximum of 13 dwelling units on the subject parcel. Secondary suites are permitted uses within the R-CG District.

The proposed Multi-Residential – Contextual Medium (M-C2f1.5) District allows for Multi-Residential Development in a variety of housing forms within Developed Areas, close to or adjacent to low density residential development. There is no maximum density in the M-C2 District. The applicant is proposing 34 units. The proposed M-C2f1.5 District allows for a maximum height of 16 metres and a maximum floor area ratio of 1.5. The proposed development is well within these limits and is stepped down where it is adjacent to the low density residential development to the north. The proposed development form is similar to development typically found in low density districts like R-CG. The lower heights to the north provide for a more contextually sensitive transition to the adjacent lower density residential district. The proposed density and height are considered appropriate and will allow for more housing choice within the community and more efficient use of existing infrastructure, public amenities, and transit.

Development and Site Design

If approved by Council, the rules of the proposed M-C2f1.5 District would provide guidance for the future redevelopment of the site including appropriate uses, building height and massing, landscaping and parking. Given the corner site context and existing surrounding parcels, additional items that are being considered through the development permit process include, but are not limited to:

- well-considered amenity space design;
- shifting mass away from immediately affected parcels;
- ensuring an engaging interface along street frontages and the lane if practical;
- investigating public realm opportunities to include landscaping;
- vehicular access and parking adequacy; and
- mitigation of shadowing, overlooking and privacy concerns

Transportation

Pedestrian access to the subject site is available from existing sidewalks along Remington Road NE and Radnor Avenue NE. The subject site is well-served by cycling infrastructure, located one block away from the Regal Crescent NE cycle track on the 5A network (Always Available for All Ages and Abilities). The site is also located 700 metres (a 12-minute walk) from the Nose Creek multi-use pathway system.

The subject site is well-served by Calgary Transit. The subject parcel is approximately 575 metres (a 10-minute walk) from a MAX Orange Station (Brentwood/Saddletowne) at 16 Avenue NE. Additionally, there are two bus stops near the site: Route 17 (Renfrew / Ramsay) is about 100 metres away (a two-minute walk), and Route 19 (16 Avenue North) is 263 metres away (a four-minute walk). The site fronts onto Remington Road NE and Radnor Avenue NE. Vehicular access to the subject site shall be from the adjacent lane accessed from Radnor Avenue NE and will be finalized during the development permit review. On-street parking is currently unrestricted adjacent to the site.

A Transportation Impact Statement (TIS) was submitted as part of this application and accepted by Administration.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, storm and sanitary sewer mains 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 a development permit review 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.

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 MDP establishes that sites within the Inner City Area may intensify, particularly in transition zones adjacent to areas designated for higher density, or if the intensification is consistent and compatible with the existing character of the neighbourhood. Transition zones should be identified through a subsequent planning study, such as the local area plan discussed below. The proposal is in keeping with relevant MDP policies, as the M-C2f1.5 District provides for an increased intensity of development in a form that mitigates height, scale and massing adjacent to existing residential development.

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 part of the Neighbourhood Local Urban Form 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 and encourages a range of housing types. The Low Building Scale policies within the Neighbourhood Local category note that development should be six storeys or less in height. The LAP notes that development should provide transitions in building height and massing where different scale modifiers are located adjacent to each other. This may include decreasing height incrementally through a block. Additionally, the proposed land use district contains regulations that aim to manage building heights for parcels adjacent to low density residential districts. This ensures a gradual transition in building height to maintain harmony with the neighbouring low density residential site. The proposed land use amendment is in alignment with applicable policies of the LAP.