

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northeast community of Crescent Heights, at the corner of 15 Avenue NE and 2 Street NE. The site encompasses three parcels with a combined total site area of approximately 0.11 hectares (0.28 acres). The site is approximately 30 metres wide and 36 metres deep. Currently, each of the three lots is developed with a single detached dwelling and detached garage with rear lane access.

Surrounding development is characterized by multi-residential developments and low-density residential developments. To the north, adjacent to 15 Avenue NE is a residential development designated as a Direct Control (DC) District and Multi-Residential – Contextual Medium Profile (M-C2) development. To the east and south is mix of Multi-Residential – Contextual Grade-Oriented (M-CG) (M-CGd72) developments and the west is characterized by single-detached dwellings designated as the Residential – Grade-Oriented Infill (R-CG) District.

The site is well situated close to two Urban Main Streets, Edmonton Trail NE and 16 Avenue NE, which are both part of the Primary Transit Network. Recreational areas and retail shopping areas are also located nearby. The site is approximately 60 metres (a one-minute walk) to Edmonton Trail NE, 105 metres (a two-minute walk) to 16 Avenue NE, 210 metres (a four-minute walk) to Munro Park and 30 metres (a one-minute walk) from a playground on 2 Street NE. The site is approximately 130 metres (a three-minute walk) from Bus Rapid Transit (BRT) on 16 Avenue NE and 80 metres (a two-minute walk) from regular transit service on Edmonton Trail NE.

Community Peak Population Table

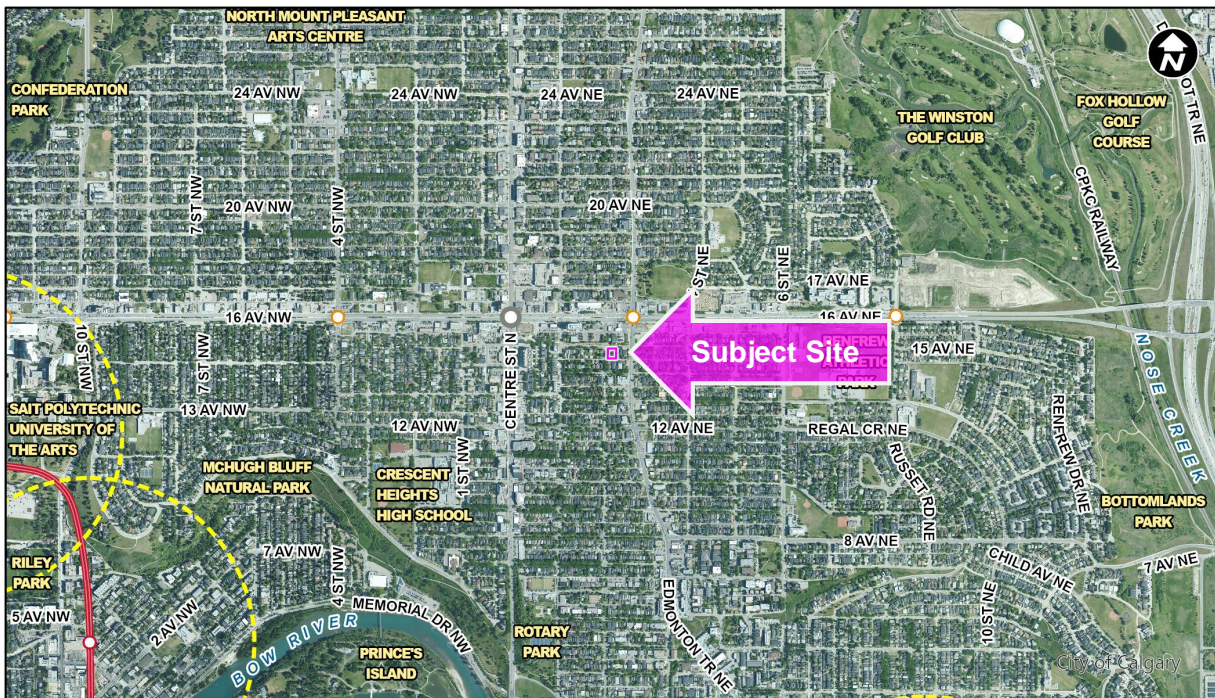
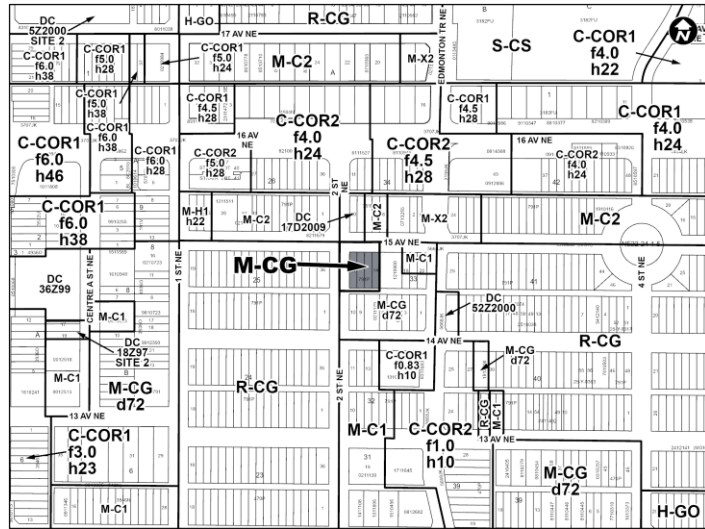
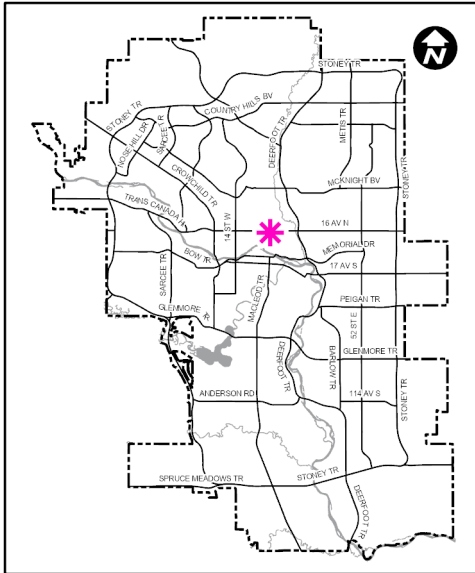
As identified below, the community of Crescent Heights reached its peak population in 2019.

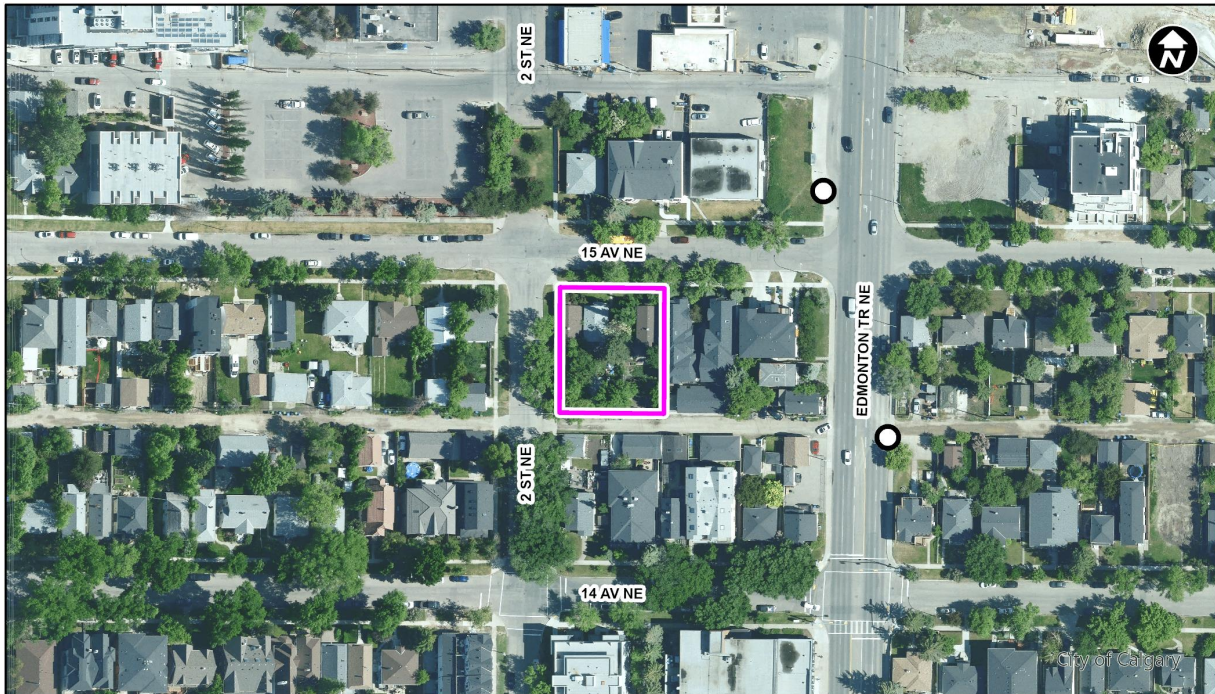
Crescent Heights	
Peak Population Year	2019
Peak Population	3,882
2019 Current Population	3,882
Difference in Population (Number)	0
Difference in Population (Percent)	0.0%

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 Multi-Residential – Contextual Grade-Oriented (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. It allows for a range of multi-residential development of low density and low height including townhouses, rowhouses and duplexes. The district currently allows for a maximum building height of 12.0 metres and a maximum density of 72 units per hectare, which would allow for eight dwelling units for the site. Secondary suites are also permitted use within the M-CG District.

The proposed Multi-Residential – Contextual Grade-Oriented (M-CG) District would increase the maximum density to 111 units per hectare, which would allow up to 12 dwelling units on the site.

Development and Site Design

The rules of the proposed M-CG District as well as the policies of the *North Hill Communities Local Area Plan (LAP)* would provide guidance for the future development of the site including appropriate uses, building height and massing, landscaping, parcel coverage and parking. Given the specific context of the site, additional items that are being considered through the development permit process include the distribution of buildings, amenity space, parking and site design.

Transportation

Pedestrian access to the site is available from existing sidewalks along 15 Avenue NE and 2 Street NE. The Always Available for All Ages and Abilities (5A) Network map indicates 1 Street NE as an existing on-street bikeway.

The nearest Calgary Transit bus stops are southbound on Edmonton Trail NE (Route 4) and northbound on Edmonton Trail NE (Route 5), approximately 60 metres (a one-minute walk) and 70 metres (a one-minute walk) respectively from the site. Bus Rapid Transit stops are eastbound on 16 Avenue NE (MAX Orange, Route 19), approximately 145 metres (a two-minute walk) from the site and westbound on 16 Avenue NE (MAX orange, Route 19), 130 metres (a two-minute walk) from the site.

The site is located within Residential Parking Zone (M) and the Crescent Heights Village Business Improvement Area, as defined by the City of Calgary Traffic Bylaw and, as such, no long-term non-residential parking is permitted on-street.

A Transportation Impact Assessment (TIA) was not required as part of this application.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water and sanitary services are available to service future development at the site. Details of site servicing, as well as appropriate stormwater management will be 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.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Urban Main Street area as identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage a high level of Residential and Employment intensification along Urban Main Streets. Apartments, mixed-use developments and ground-oriented housing are encouraged. The MDP also encourages redevelopment that makes more efficient use of existing infrastructure, public amenities and transit, and that delivers incremental benefits to climate resilience. The proposal is in keeping with the relevant MDP policies.

Calgary Climate Strategy (2022)

This application does not include specific actions that address the objectives of the Calgary [Climate Strategy - Pathway to 2050](#). Further opportunities to align development of this site with applicable climate strategies are being explored and encouraged through the development permit process.

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 (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 and home-based businesses in the area and encourages a broad range of housing types, higher frequency of units and entrances facing the street. The proposed land use is in alignment with applicable policies of the LAP.