

**Policy and Land Use Amendment in Crescent Heights (Ward 7) at 235 -14 Avenue NE, LOC2017-0399, Bylaws 38P2018 and 191D2018**

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**EXECUTIVE SUMMARY**

This application was submitted by Gravity Architecture on 2017 December 21 on behalf of the landowner Kai Chieh Chang. The application proposes to change the designation of this property from Residential – Contextual One/Two Dwelling (R-C2) District to the Residential – Grade Oriented Infill (R-CG) District to allow for:

- rowhouses, in addition to building types already allowed on this site (e.g. suites, single-detached, semi-detached and duplex homes);
- a maximum building height of 11 metres (an increase from the current maximum of 10 metres);
- a maximum of 5 dwelling units (an increase from the current maximum of 2 dwelling units); and
- the uses listed in the Residential – Grade - Oriented Infill (R-CG) District.

An amendment to the *Crescent Heights Area Redevelopment Plan* is required to accommodate the proposed land use redesignation. The proposal conforms to the Area Redevelopment Plan as amended and is in keeping with applicable policies of the *Municipal Development Plan*.

**ADMINISTRATION RECOMMENDATION:**

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed amendment to the Crescent Heights Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw.

**Moved by: A. Palmiere**  
Absent: E. Woolley

**Carried: 6 – 0**

3. **ADOPT**, by bylaw, the proposed redesignation of 0.07 hectares ± (0.18 acres ±) located at 235 – 14 Avenue NE (Plan 791P, Block 24, Lots 35 and 36) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District; and
4. Give three readings to the proposed bylaw.

**Moved by: A. Palmiere**  
Absent: E. Woolley

**Carried: 6 – 0**

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**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION**

That Council hold a Public Hearing on Bylaws 38P2018 and 191D2018; and

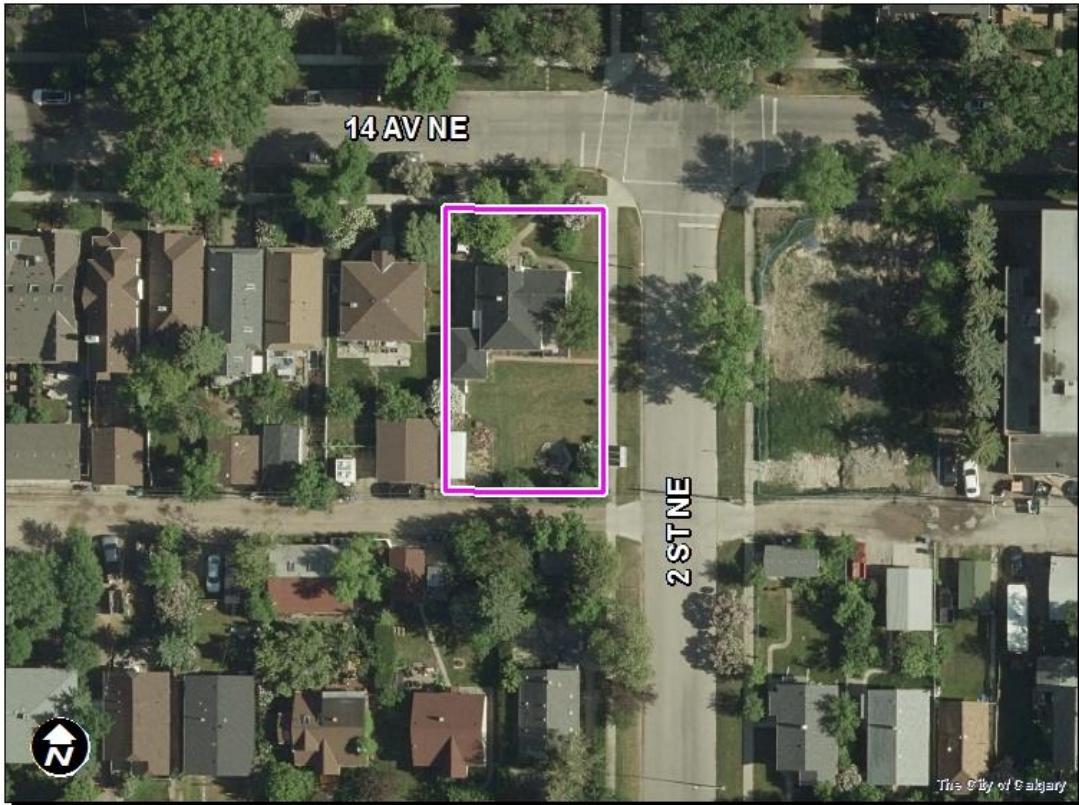
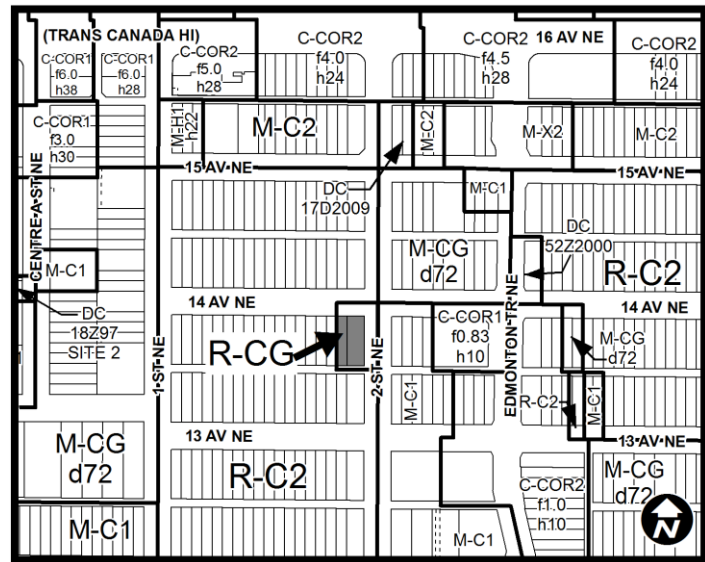
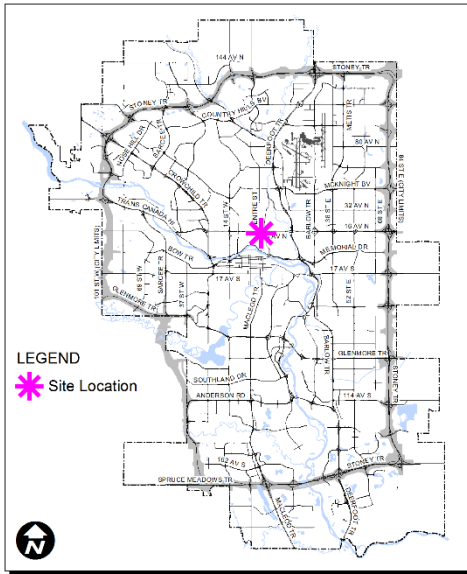
1. **ADOPT** the proposed amendment to the Crescent Heights Area Redevelopment Plan, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 38P2018.
3. **ADOPT** the proposed redesignation of 0.07 hectares  $\pm$  (0.18 acres  $\pm$ ) located at 235 – 14 Avenue NE (Plan 791P, Block 24, Lots 35 and 36) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District, in accordance with Administration's recommendation; and
4. Give three readings to the proposed Bylaw 191D2018.

**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

**Policy and Land Use Amendment in Crescent Heights (Ward 7) at 235 -14 Avenue NE, LOC2017-0399, Bylaws 38P2018 and 191D2018**

**Location Maps**



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**BACKGROUND**

**Site Context**

The subject site is a corner lot located in the community of Crescent Heights south of 14 Avenue NE and west of 2 Street NE. The site is approximately 0.07 hectares in size with approximate dimensions of 20 by 36 metres. A rear lane exists to the south of the site. The property is currently developed with a single detached building with a detached garage that is accessed from the rear lane. Surrounding development consists predominately of a mix of single and semi-detached housing to the north, west and south. There is multi-residential development to the east across 2 Street NE and commercial development further east along Edmonton Trail NE.

As identified in *Figure 1*, the community of Crescent heights has seen population decline over the last several years after reaching its population peak in 2015.

*Figure 1: Community Peak Population*

<b>Crescent Heights</b>	
Peak Population Year	2015
Peak Population	6,380
2017 Current Population	6,197
Difference in Population (Number)	-183
Difference in Population (Percent)	-3%

Source: *The City of Calgary 2017 Census*

Additional demographic and socio-economic information may be obtained online on the [Crescent Heights](#) community profile.

**INVESTIGATION: ALTERNATIVES AND ANALYSIS**

The proposal allows for a range of building types that have the ability to be compatible with the established building form of the existing neighbourhood. Though a minor amendment to the *Crescent Heights Area Redevelopment Plan* is required, the proposal generally meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

**Land Use**

The existing Residential – Contextual One/Two Dwelling (R-C2) District is a residential designation in developed areas that is primarily for single detached, semi-detached and duplex homes. Single detached homes may include a secondary suite. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units per lot.

## **Policy and Land Use Amendment in Crescent Heights (Ward 7) at 235 -14 Avenue NE, LOC2017-0399, Bylaws 38P2018 and 191D2018**

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The proposed Residential – Grade-Oriented Infill (R-CG) District is a residential designation that is primarily for two to three storey (11 metres maximum) rowhouse developments where one façade of each dwelling unit must directly face a public street. The maximum density of 75 units per hectare would allow for up to five (5) dwelling units on the subject site.

The R-CG District also allows for a range of other low-density housing forms such as single-detached, semi-detached and duplex dwellings. Secondary suites (one Backyard Suite or Secondary Suite per unit) are also allowable in R-CG developments. Secondary suites do not count against allowable density and do not require motor vehicle parking stalls, when proposed in the R-CG district, provided they are below 45 square metres in size.

### ***Implementation***

On 2018 January 23, a development permit (DP2018-0273) application for the redevelopment of this parcel was submitted and is currently under review. The development permit proposes a two-storey, five-unit rowhouse building. Administration's review of the development permit will determine the building design and site layout details such as parking, landscaping and site access. No decision will be made on the development permit until Council has made a decision on this redesignation application.

### **Infrastructure**

#### ***Transportation Networks***

The subject site is located approximately 170 metres from transit stops for several bus routes on Edmonton Trail NE as well as approximately 450 metres from BRT stops along Centre Street. Vehicular access is available from the existing rear lane. A Traffic Impact Assessment was not required as part of this application or the associated development permit application.

#### ***Utilities and Servicing***

Water, sanitary and storm sewer mains are available and can accommodate the potential redevelopment of the subject site without the need for off-site improvements at this time. Individual servicing connections as well as appropriate stormwater management will be considered and reviewed at development permit stage.

### **Stakeholder Engagement, Research and Communication**

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent land owners and the application was advertised on-line.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

**Policy and Land Use Amendment in Crescent Heights (Ward 7) at 235 -14 Avenue NE, LOC2017-0399, Bylaws 38P2018 and 191D2018**

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The Crescent Heights Community Association was circulated as part of this application. An email was submitted (Attachment 3) indicating that they do not support the redesignation for the following reasons:

- there are already opportunities for higher density in the community;
- the developer has made no effort to engage the neighbours or the Community Association;
- loss of sunlight for the neighbours and the expectation that they could enjoy their backyards; and
- increase in vehicle traffic in the area.

There were four letters received to the application from the surrounding neighbours. One of these was in support and the other three in opposition. The opposition letters expressed concerns with changing the nature of the block, loss of privacy and sunlight, and parking issues.

The applicant met with the Community Association in 2018 April. The applicant intends to incorporate some of the feedback into the development permit including enhancing the north façade, planting of more trees to provide additional privacy and the relocation of air-conditioning units.

***Engagement***

No public meetings were held by the applicant or Administration for this application.

**Strategic Alignment**

***South Saskatchewan Regional Plan (Statutory, 2014)***

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP). While the SSRP makes no specific reference to the site, the proposal meets the policies on Land Use Patterns.

***Municipal Development Plan (Statutory, 2009)***

The subject parcel is located within the Residential - Developed - Inner City area of the *Municipal Development Plan*. The applicable policies encourage redevelopment of inner-city communities that is similar in scale and built form to existing development, including a mix of housing such as townhouses and rowhousing. The Municipal Development Plan also calls for a modest intensification of the inner city, an area serviced by existing infrastructure, public amenities and transit.

The proposal is in keeping with relevant Municipal Development Plan policies as the rules of the R-CG District provide for development form that may be sensitive to existing residential development in terms of height, built form and density.

**Policy and Land Use Amendment in Crescent Heights (Ward 7) at 235 -14 Avenue NE, LOC2017-0399, Bylaws 38P2018 and 191D2018**

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***Crescent Heights Area Redevelopment Plan (Statutory, 1996)***

The parcel is located within the *Low Density Residential Area* of the Crescent Heights Area Redevelopment Plan. The Low Density Residential Area policies are intended to maintain the existing low density neighbourhood quality and character, while encouraging development that is compatible with the surrounding streetscape.

Although the proposed land use amendment is not in alignment with the current Area Redevelopment Plan policy, the proposal still meets the goals and objectives of the Plan, such as identifying new residential development opportunities and encouraging a variety of housing types to accommodate residents with differing ages, family sizes and incomes. In order to accommodate the proposed land use amendment, a minor map amendment to the Area Redevelopment Plan is required. This proposed amendment would identify the site as “Low Density Multi Dwelling” (Attachment 2). The proposed amendment to the Area Redevelopment Plan is deemed appropriate given the intent and contextual nature of the proposed R-CG District.

***Location Criteria for Multi-Residential Infill (Non-statutory, 2014)***

While the proposed R-CG District is not a multi-residential land use, the *Location Criteria for Multi-Residential Infill* was amended to consider all R-CG redesignation proposals under these guidelines as the R-CG allows for a building form comparable to other “multi-residential” developments. The guidelines are not meant to be applied in an absolute sense, but are used in conjunction with other relevant planning policy, such as the Municipal Development Plan or local area policy plans, to assist in determining the appropriateness of an application in the local context.

The subject parcel meets many of the location criteria such as being located on a corner, having lane access and is located within close proximity of a transit stop (170 metres) and primary transit stop (450 metres). Moderate intensification in this location has a minimal impact on adjacent properties, and is therefore considered appropriate.

**Social, Environmental, Economic (External)**

The recommended land use allows for a wider range of housing types than the existing R-C2 District and as such, the proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics.

An Environmental Site Assessment was not required for this application.

**Financial Capacity**

***Current and Future Operating Budget:***

There are no known impacts to the current and future operating budgets at this time.

Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 June 11

ISC: UNRESTRICTED  
CPC2018-0487  
Page 8 of 8

**Policy and Land Use Amendment in Crescent Heights (Ward 7) at 235 -14 Avenue NE, LOC2017-0399, Bylaws 38P2018 and 191D2018**

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***Current and Future Capital Budget:***

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

**Risk Assessment**

There are no significant risks associated with this proposal.

**REASON(S) FOR RECOMMENDATION(S):**

The proposal generally conforms to the intent and objectives of the *Crescent Heights Area Redevelopment Plan* and is in keeping with applicable policies of the *Municipal Development Plan*. The proposed R-CG District is intended for parcels in proximity to or directly adjacent to low density residential development. The proposal represents a modest increase in density for this inner city parcel of land and allows for a development that can be compatible with the character of the existing neighbourhood. In addition, the subject parcel is a corner site, is located within walking distance of several transit stops, and has direct lane access.

**ATTACHMENT(S)**

1. Applicant's Submission
2. Proposed Amendment to the Crescent Heights Area Redevelopment Plan
3. Crescent Heights Community Association Letter
4. Proposed Bylaw 38P2018
5. Proposed Bylaw 191D2018
6. Public Submissions