

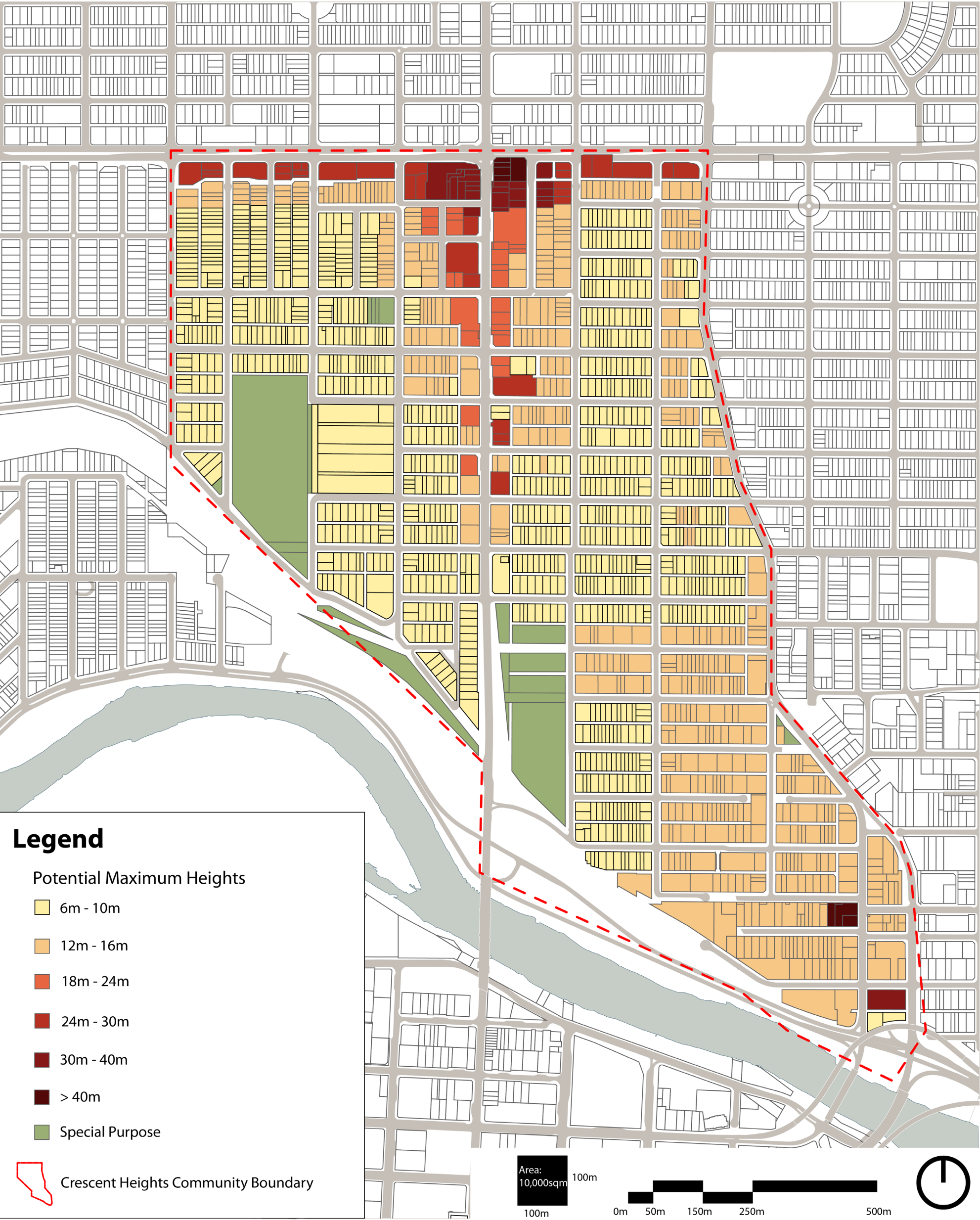
Crescent Heights

planning and development project



density

current maximum zoned building heights



potential building heights

The analysis of the existing zoning illustrated that the majority of the residential areas are designated for low heights and densities, with the exception of the southeast part of Crescent Heights, which partially allows medium heights and densities.

The maximum building heights allowed, according to the Calgary Land Use Bylaw, are illustrated on the map to the left. As gathered from the workshop, residents are concerned with the heights of buildings impacting adjacent residential neighbourhoods.

The map illustrates that the highest buildings are clustered around 16 Ave and Centre St, potentially allowing for up to 30m (~10 storeys) or even higher. The rest of the neighbourhood, except the aforementioned corridors, is zoned for residential uses, which mostly only allow a maximum height of up to 10m (~3 storeys), with some exceptions in the multi-family areas, in which buildings could be potentially 16m (~5 storeys) high.

The majority of all residential areas are zoned R-C1 and R-C2, allowing a maximum height of 10m. Contextual dwellings, used for infill, are only allowed a maximum height of 10m (which is the same height being currently in place for single detached) therefore the overall height of buildings will remain the same.

recommendations

Crescent Heights is a community that has seen and might continue to experience a gradual densification. It is recommended that densification is located only along the corridors of Edmonton Trail, Centre Street and 16 Avenue. The following guidelines for building heights are suggested:

- Along Edmonton Trail most parcels allow for a maximum height of 12m-16m but some parcels are still zoned single family residential. It is recommended that all parcels adjacent to Edmonton Tr allow for 12m-16m as a maximum height and accommodate a mix of uses and housing. This will create a more vibrant and diverse street.
- The multi-family area located on the southeast of the community should aim to develop in a way that shadows do not negatively impact adjacent neighbours and landscape and street trees contribute to a high quality public realm
- Contextual dwellings are a good solution for careful densification as their building heights fit to most adjacent properties and don't compromise the overall neighbourhood character but should consider carefully backyard privacy when building heights are in conflict and improve the landscape and urban forest.

neighbourhood character

The character of Crescent Heights has been created through a combination of the grid block pattern, the abundant street trees and privately-owned urban forest, the general organization and massing of the buildings (including a range of house types), and the various assets such as the high school, parks, escarpment, and overall quality of the public realm.

Community character is constantly evolving, and can either improve, or decline, depending on how these important elements are maintained. A detailed understanding of what makes up Crescent Heights is important in being able to manage change in a way that character is supported and enhanced.



crescent heights - whole community looking north

south of 16 Ave



massing of potential building heights

What Crescent Heights potentially would look like if all buildings were to be built to their maximum allowed height, according to the existing zoning, is illustrated in the two 3D massing images, top and to the left. These drawings show what the community could change to, without even having to amend the current zoning. Land owners or developers could simply maximize the height for their buildings. The community association should carefully consider building heights to minimize impact to neighbours close to Centre Street where the highest buildings could be developed.

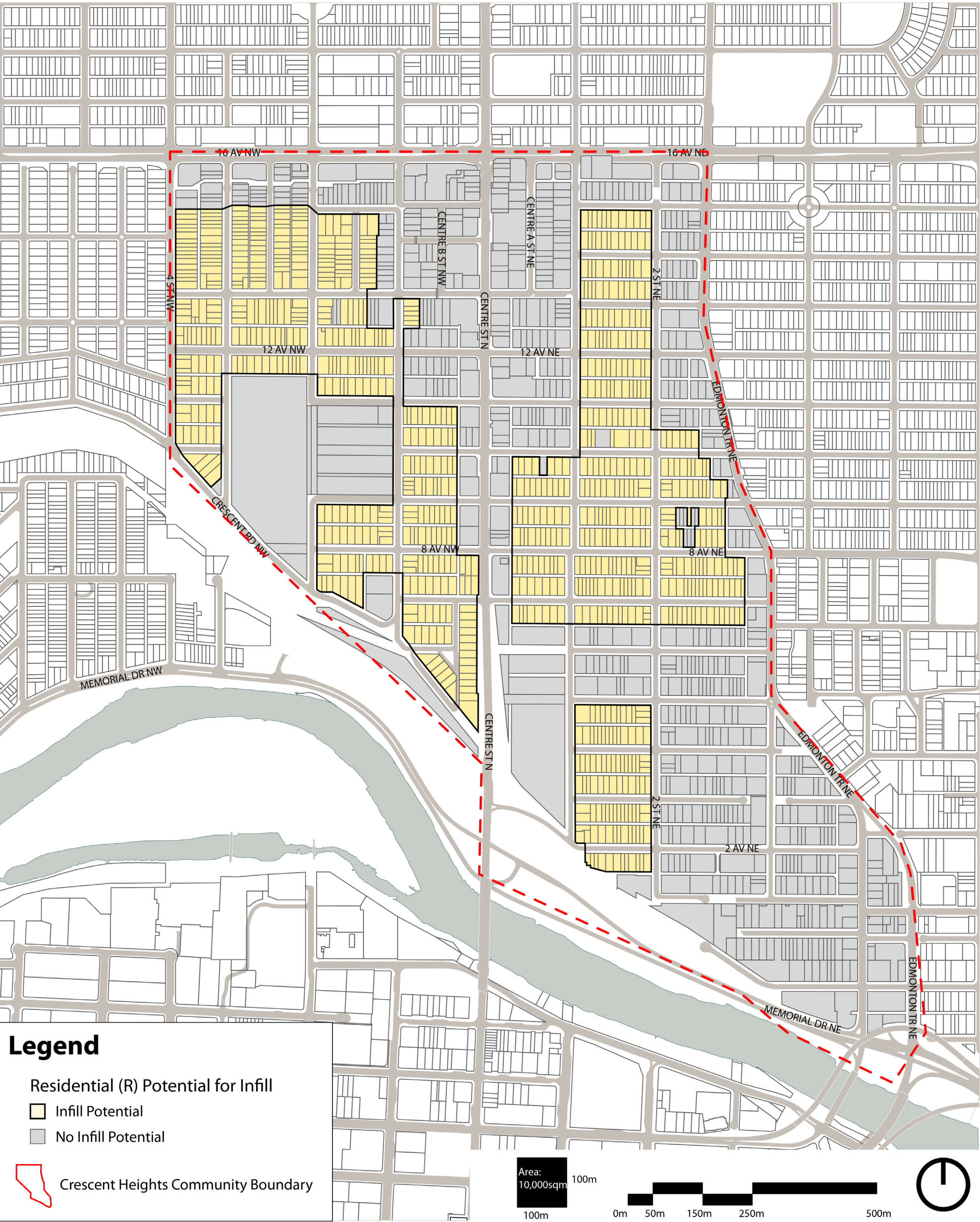
Crescent Heights

planning and development project

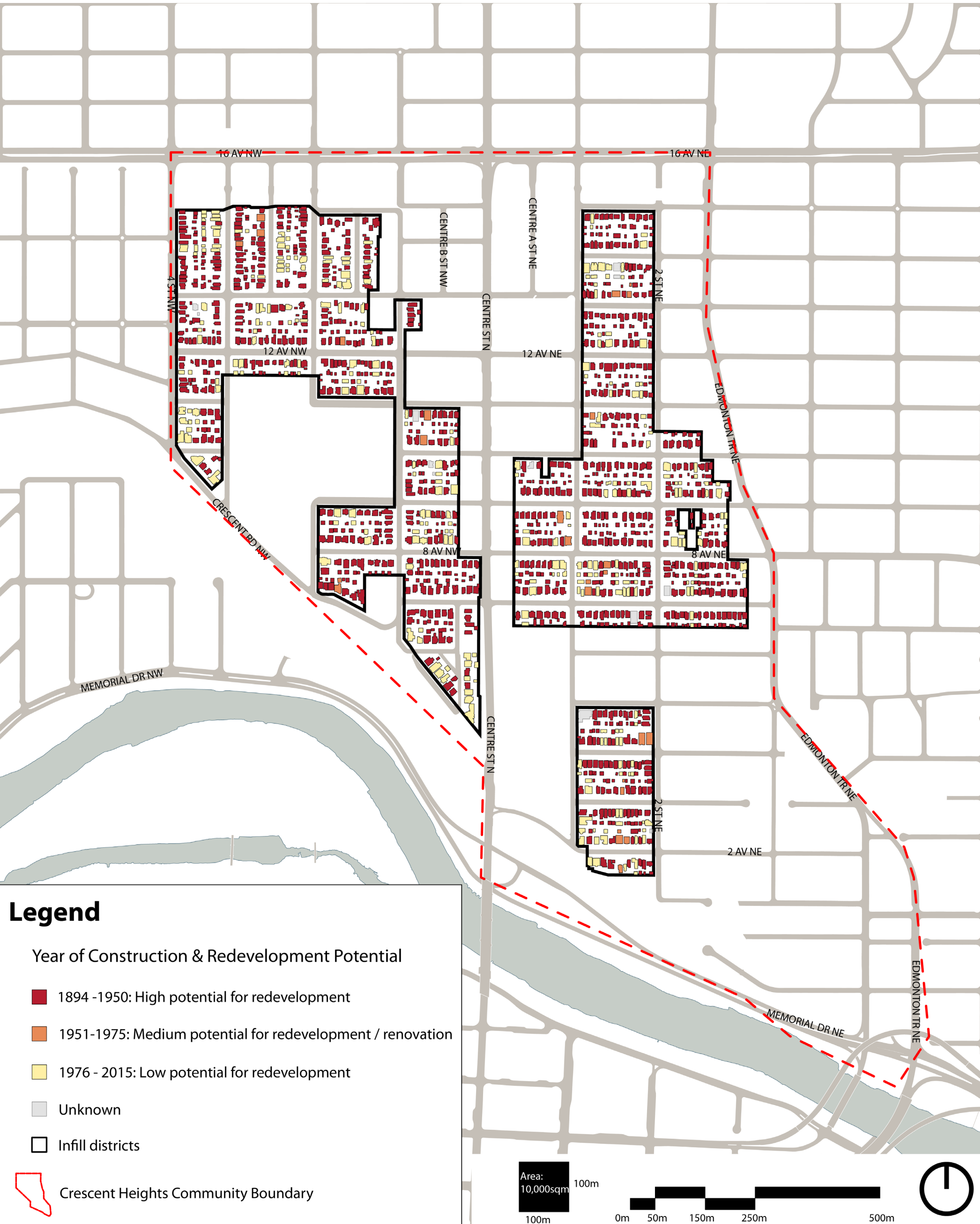


infill

infill districts



construction year of buildings & redevelopment potential



infill & redevelopment potential

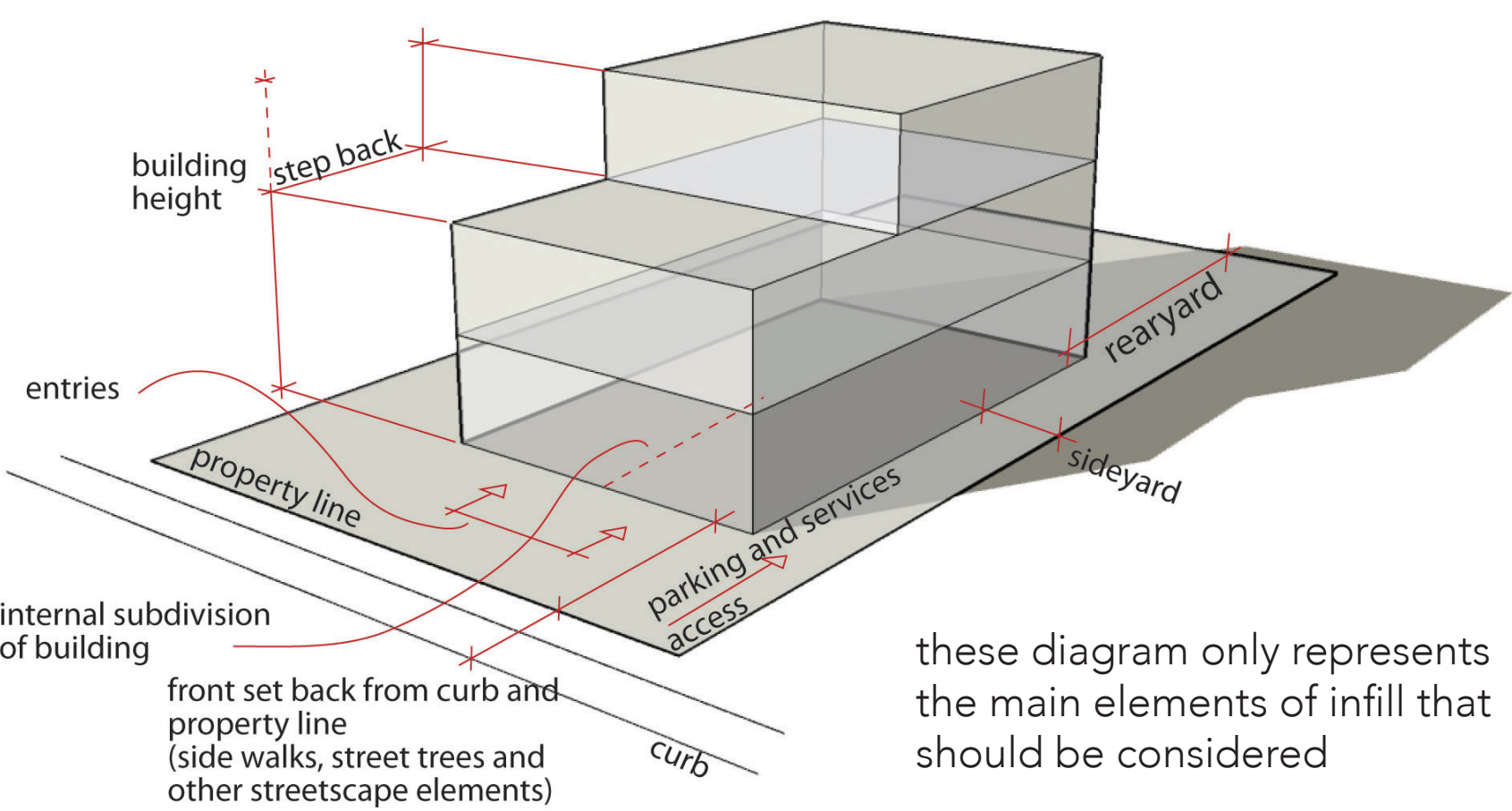
Zoning dictates where residential infill can occur, as contextual dwellings can only be built on parcels zoned as R-C1 and R-C2. These areas are generally located in the interior of the community as seen on the map to the left. This proves that there is a large potential of residential infill within Crescent Heights.

The building construction dates were taken into consideration, as new buildings are not as likely to be redeveloped as older ones. The map at the bottom illustrates what areas could be susceptible to infill (older houses), the majority of these homes, built between 1894 and 1950, are not clustered in one location, rather spread throughout the whole community. Only a few buildings exist from the time between 1951 until 1975. These may have a medium potential for redevelopment or are more likely to be renovated. A similar amount of houses was built after 1975. These homes are even less likely to be redeveloped.

recommendation - contextual dwelling guide

While the approval process for the contextual dwelling/infill doesn't require input from the community it is recommended that the Community Association makes sure that the City of Calgary's (2013) "A Guide To Contextual Dwellings" are being followed in any new development. The following guidelines highlight the main criteria for contextual dwellings:

- Min. parcel size to build a contextual single detached dwelling:
 - R-C1: 12m width, 22m depth and 330sqm area
 - R-C2: 7.5m width, 22m depth and 233sqm area
- Min. parcel size to build a contextual semi-detached dwelling:
 - R-C2: 13m width, 22m depth and 400sqm area
- Setbacks:
 - Front: average of front setback of adjacent buildings, then subtract 1.5m of allowance; however, setback cannot be less than 3m
 - Side: for parcels with lane - 1.2m
 - Rear: 7.5m
- Parcel coverage: R-C1 and R-C2 - a maximum of 45%
- Height: minimum of 8.6m and maximum of 10m, however, further restrictions apply
- Articulation:
 - A 2m (min.) wide porch or portion of front façade must project at least 1.2m for a porch and must be at least 0.6m deep for a façade
 - For semi-detached; a staggering of min. 0.6m deep (front and back) must occur between the units
- Planting requirements:
 - Single detached (parcel width over 10m): 3 trees required
 - Single detached (parcel width 10m or less): 2 trees required
 - Semi-detached: 2 trees per unit
 - To encourage preservation of mature trees, certain tree sizes count towards requirements:
 - 1) 50mm diameter* or 3m high* = 1 tree
 - 2) 85mm diameter* or 4m high* = 2 trees



recommendation - guidelines for laneway housing

Providing living opportunities for a greater number of residents in close proximity to downtown must be undertaken in such way that respects the existing neighbourhood character and built form. Therefore, the following infill practices for laneway housing are recommended:

- Entrances should be facing the street or laneway
- Setbacks should be similar to adjacent homes to create a continuous street wall
- Infills with reduced setbacks shall respect side-yard privacy using screening devices
- The laneway house shall be constructed such that it functions as a dwelling unit and provides parking for the primary and the laneway house
- The laneway house shall interact with the laneway so that the public realm is improved, i.e. windows facing the laneway, planting and street furniture
- On pitched roofs, the building height may be up to 4.6m on 1.5 storey laneway houses and 3.7m on a flat roof; consistent with a typical laneway garage (Calgary Land Use Bylaw)
- Laneways shall have hard-scaped surfaces using materials to illustrate shared space between pedestrians, cyclists and vehicles

