

Planning & Development Report to
Calgary Planning Commission
2019 November 21

ISC: UNRESTRICTED
CPC2019-1031

Land Use Amendment in Renfrew (Ward 9) at 639 and 641 – 12 Avenue NE, LOC2019-0125

EXECUTIVE SUMMARY

This land use amendment application was submitted by New Century Design on behalf of the landowners 2193553 Alberta Ltd (William Yeung and Preetpaul Bal) on 2019 July 30. This application proposes to change the designation of the subject site from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District to allow for:

- rowhouses in addition to building types already allowed (e.g. single detached, semi-detached, duplex dwellings and secondary suites);
- a maximum building height of 11 metres (an increase from the current maximum of 10 metres);
- a maximum of 4 dwelling units (an increase from the current maximum of 2 dwelling units); and
- the uses listed in the R-CG District.

The proposal is in keeping with applicable policies of the *Municipal Development Plan* (MDP). There is no local area plan for Renfrew.

No development permit application has been submitted at this time.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 639 and 641 – 12 Avenue NE (Plan 470P, Block 54, Lots 39 and 40) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

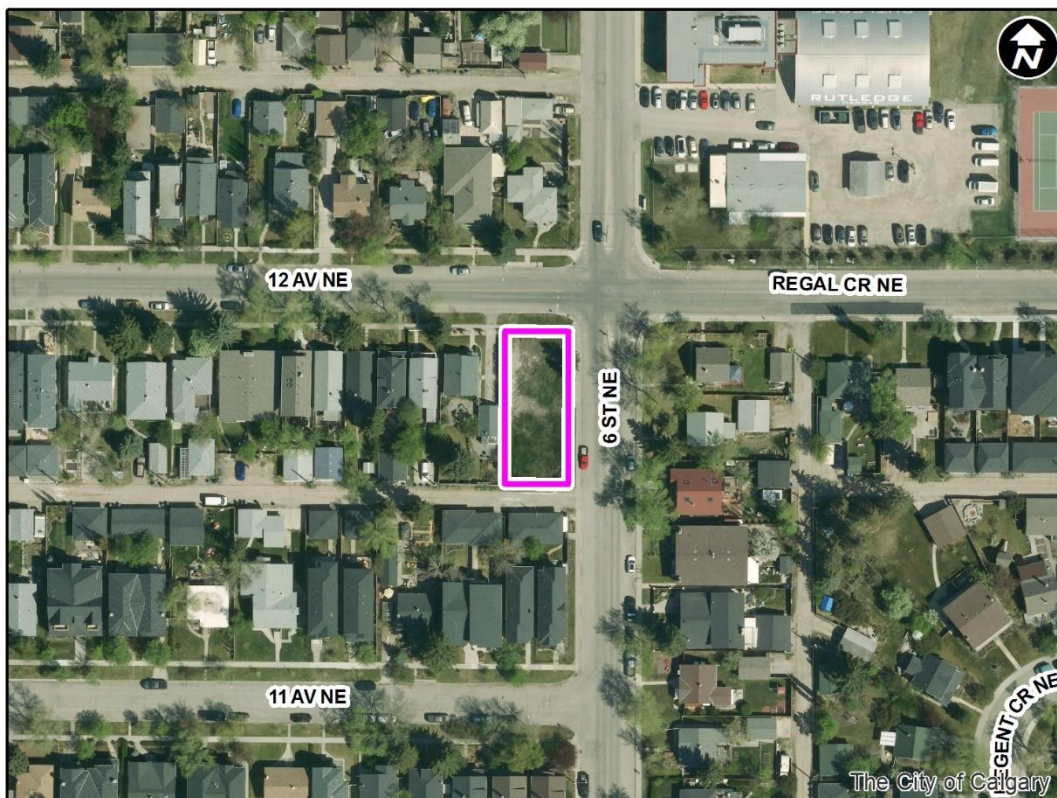
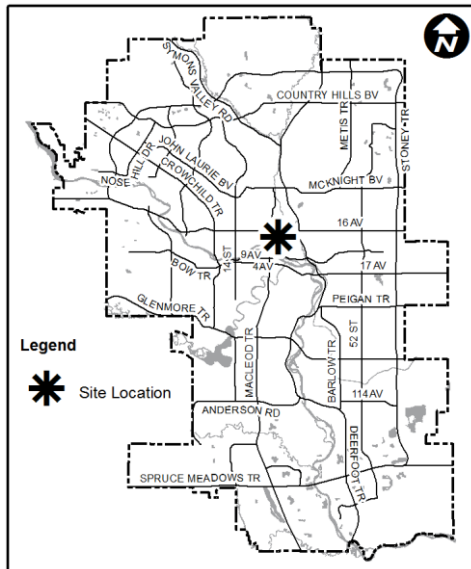
This land use amendment application was submitted by New Century Design on behalf of the landowners 2193553 Alberta Ltd (William Yeung and Preetpaul Bal) on 2019 July 30. No development permit application has been submitted at this time, however, as noted in the Applicant's Submission (Attachment 1), the applicant intends to pursue a development permit application for a three or four-unit rowhouse development in the future.

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Location Maps



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Site Context

The subject site, which consists of two separate parcels, is located at the southwest corner of 12 Avenue NE and 6 Street NE in the community of Renfrew. The site is approximately 0.06 hectares in size, with approximately 15 metres of frontage along 12 Avenue NE and 37 metres of frontage on 6 Street NE. A gravel residential lane exists to the south of the site. The site is currently undeveloped.

The surrounding area is characterized as a low-density residential area comprised of a mix of single and semi-detached dwellings. The site is located four blocks south of 16 Avenue NE and three blocks east of Edmonton Trail NE where commercial and local service developments exist.

As identified in *Figure 1*, the community of Renfrew has seen a decline in population since its peak in 1968.

Figure 1: Community Peak Population

Renfrew	
Peak Population Year	1968
Peak Population	8,019
2018 Current Population	6,524
Difference in Population (Number)	-1,495
Difference in Population (Percent)	-18%

Source: *The City of Calgary 2018 Civic Census*

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This proposal represents a modest increase in density on a corner site in an inner-city area, and allows for a range of housing forms that have the ability to be compatible with the scale and character of the existing neighbourhood. The proposal is consistent with applicable policies as discussed in the Strategic Alignment section of this report.

Planning Considerations

The following sections highlight the scope of technical planning analysis conducted by Administration.

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Land Use

The existing Residential – Contextual One / Two Dwelling (R-C2) District is a residential designation applied to developed areas that is primarily for single detached, semi-detached and duplex dwellings. Single detached dwellings may include a secondary suite, but semi-detached dwellings may not. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units.

The proposed Residential – Grade-Oriented Infill (R-CG) District allows for two to three storey (11 metres maximum height) rowhouse developments where one façade of each dwelling unit must directly face a public street. The District allows for a maximum density of 75 units per hectare which would allow for up to four dwelling units on the subject site. The R-CG District also allows for a range of other low density housing forms including single detached, semi-detached and duplex dwellings. Backyard suites or secondary suites are also allowable in R-CG developments.

Development and Site Design

While a development permit application has not been submitted, the rules of the proposed Residential – Grade-Oriented Infill (R-CG) District will provide basic guidance for the site development including height and building massing, landscaping and parking. Given the specific context of this corner site, additional items that will be considered through the development permit process will include, but are not limited to:

- ensuring an engaging built interface along both 12 Avenue NE and 6 Street NE;
- emphasising individual at-grade entrances;
- provision of parking for the rowhouse development; and
- mitigation of shadowing, overlooking and privacy concerns.

Environmental

There are no known environmental concerns associated with the site or this proposal. As such, no Environmental Site Assessment was required.

Transportation

Pedestrian and vehicular access to the site is available from 12 Avenue NE, 6 Street NE and the rear lane. The area is served by Calgary Transit bus service Route 17 Renfrew / Ramsay with a bus stop directly across the street from the site on 12 Avenue NE. On-street parking adjacent to the site is unregulated on both 12 Avenue NE and 6 Street NE. However, both 12 Avenue NE and 6 Street NE are classified as Snow Routes with parking restrictions in effect during a snow ban.

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Utilities and Servicing

Water, sanitary and storm mains are available and can accommodate 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 as part of a development permit.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to external stakeholders and notice posted on site. Notification letters were also sent to adjacent landowners and the application was advertised online.

The Renfrew Community Association provided a letter of support regarding the proposed land use amendment on 2019 August 30 (Attachment 2).

In response to the circulation process, Administration received four letters of opposition to the application. Letters highlighted concerns including perception that a rowhouse is out of character for Renfrew, potential for loss of views and sunlight, potential for drainage issues and concerns related to parking and traffic.

Administration has considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate for the site as the R-CG District is intended to be located adjacent to other low-density districts and will accommodate a modest density increase within neighbourhoods. Parking and design considerations will be reviewed at the development permit stage.

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

Strategic Alignment

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the *South Saskatchewan Regional Plan* (SSRP) which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed application builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

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Municipal Development Plan (Statutory, 2009)

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

The proposal is in keeping with relevant MDP policies as the intent and rules of the R-CG District allow for a modest increase in density in a form that would be sensitive to existing residential development in terms of height, scale and massing.

There is no local plan in place for the community of Renfrew.

North Hill Communities Local Growth Planning

Administration is currently undertaking the *North Hill Communities Local Growth Planning* initiative, which includes the community of Renfrew. This multi-community planning process does not prohibit applications from being submitted. The local area plan is anticipated by Q1 2020.

Social, Environmental, Economic (External)

The proposed R-CG District 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. Furthermore, the ability to develop up to four rowhouse units will allow for more efficient use of existing infrastructure and services.

Financial Capacity

Current and Future Operating Budget

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

Current and Future Capital Budget

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

Risk Assessment

There are no significant risks associated with this proposal.

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REASON(S) FOR RECOMMENDATION(S):

The proposal is in keeping with applicable policies of the *Municipal Development Plan*. The proposed R-CG District was designed to be implemented in proximity or directly adjacent to low density residential development. The proposal represents a modest increase in density of inner-city parcels of land and allows for development that has the ability to be compatible with the character of the existing neighbourhood.

ATTACHMENT(S)

1. Applicant's Submission
2. Community Association Letter