

Planning & Development Report to
Calgary Planning Commission
2020 February 20

ISC: UNRESTRICTED
CPC2020-0115

Land Use Amendment in Renfrew (Ward 9) at 701 – 8 Avenue NE, LOC2019-0152

EXECUTIVE SUMMARY

This application was submitted by the landowner Fariza Thraya on 2019 September 30. The application proposes to change the designation of this property from Residential – Contextual One / Two Dwelling (R-C2) District to Commercial – Neighbourhood 1 (C-N1) District to allow for:

- a variety of small scale, street-oriented commercial uses that are compatible with adjacent residential areas;
- a maximum building height of 10 metres;
- a maximum floor area ratio of 1.0; and
- the uses listed in the C-N1 District.

Despite the existing R-C2 designation, the main floor of the existing building has operated as a small local grocery since 1913, with a residential unit above. As one of the few remaining brick and mortar local grocers, the property has been identified as having historical value. A redesignation to a neighbourhood scale commercial district will allow the grocery store to remain viable by allowing additional commercial uses to operate within the building. The intent of the application is to allow for a barbershop in the rear of the building, should this land use redesignation be approved.

The proposal is in keeping with the applicable policies of the *Municipal Development Plan*, with historical preservation identified as an important component of city building and community identity. No development permit application has been submitted at this time.

Planning & Development Report to
Calgary Planning Commission
2020 February 20

ISC: UNRESTRICTED
CPC2020-0115

Land Use Amendment in Renfrew (Ward 9) at 701 - 8 Avenue NE, LOC2019-0152

ADMINISTRATION RECOMMENDATION:

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

ADOPT, by bylaw, the proposed Redesignation of 0.03 hectares \pm (0.07 acres \pm) located at 701 – 8 Avenue NE (Plan 8150AN, Block 148, Lot 22) from Residential – Contextual One/Two Dwelling (R-C2) District to Commercial – Neighbourhood 1 (C-N1) District; and

Give three readings to the proposed bylaw.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2020 FEBRUARY 20:

That Council:

1. Adopt, by bylaw, the proposed Redesignation of 0.03 hectares \pm (0.07 acres \pm) located at 701 – 8 Avenue NE (Plan 8150AN, Block 148, Lot 22) from Residential – Contextual One/Two Dwelling (R-C2) District to Commercial – Neighbourhood 1 (C-N1) District; and
2. Give three readings to **Proposed Bylaw 47D2020**.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

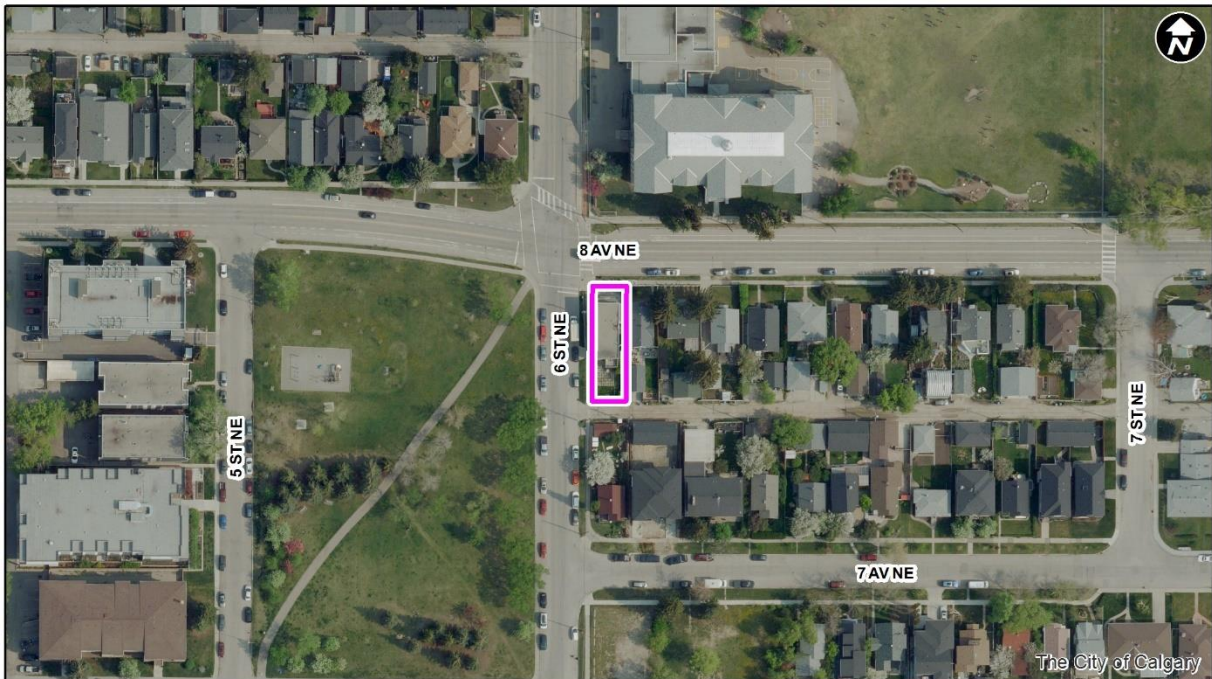
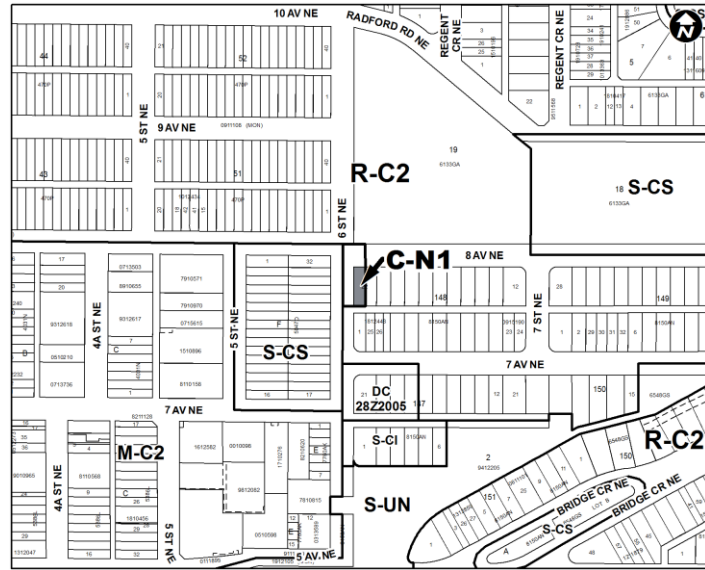
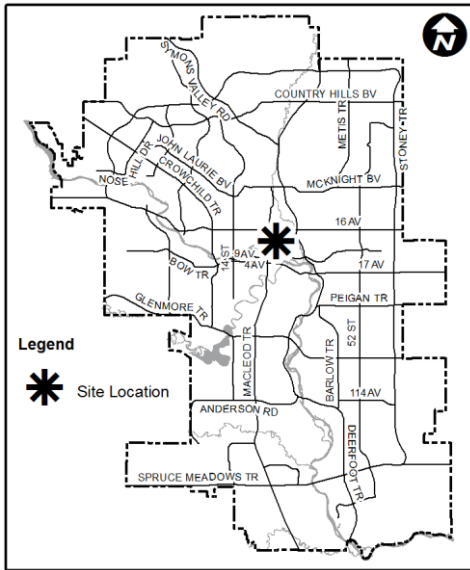
This application was submitted by the landowner Fariza Thraya on 2019 September 30. As noted in the Applicant's Submission (Attachment 1), the applicant intends to add a barbershop in the rear of the building, should this land use redesignation be approved.

Planning & Development Report to
Calgary Planning Commission
2020 February 20

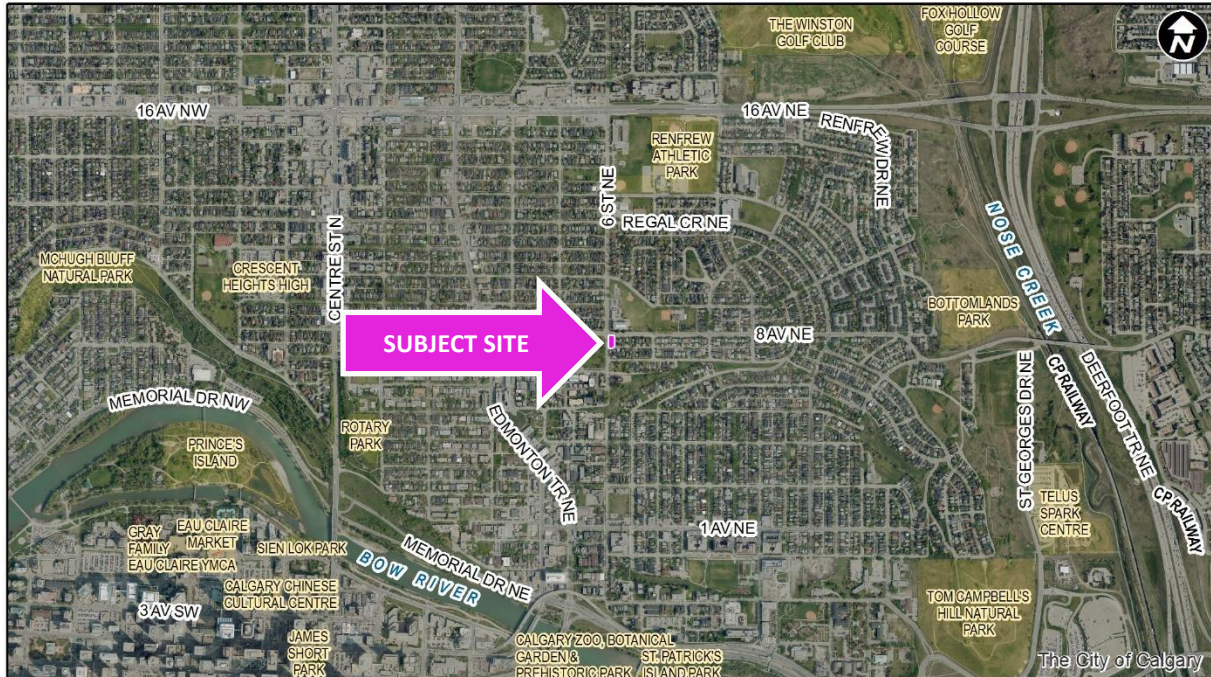
ISC: UNRESTRICTED
CPC2020-0115

Land Use Amendment in Renfrew (Ward 9) at 701 - 8 Avenue NE, LOC2019-0152

Location Maps



Land Use Amendment in Renfrew (Ward 9) at 701 - 8 Avenue NE, LOC2019-0152



Site Context

The subject site is located on a corner property in the inner-city community of Renfrew. The property fronts the collector roadway of 8 Avenue NE, while flanking the residential roadway of 6 Street NE. The site is approximately 0.03 hectares (0.07 acres) in size with approximate dimensions of 10 metres in width by 34 metres in length.

Currently developed on the site is a two-storey mixed use building with heritage value. The main floor operates as a small local grocery known as Stanley Jones Grocery, while a residential unit exists above. The landowner resides in the residential unit above. The Stanley Jones Grocery has been servicing the local community since it's opening in 1913 and is one of the few remaining brick and mortar family operated commercial grocery stores in the city. The Stanley Jones Grocery is listed on the City of Calgary's Inventory of Evaluated Historic Resources. The applicant is currently exploring formal heritage designation of the site with City Administration; however, the applicant would like to proceed with the land use redesignation to accommodate the barbershop.

The site is predominately surrounded by single and semi-detached dwellings, with the exception of Stanley Jones School directly north of the subject site, and Bridgeland Park located directly west.

Land Use Amendment in Renfrew (Ward 9) at 701 - 8 Avenue NE, LOC2019-0152

As identified in *Figure 1*, below, Renfrew has experienced a relatively significant population decline from its peak in 1968

Figure 1: Community Peak Population

Renfrew	
Peak Population Year	1968
Peak Population	8,019
2019 Current Population	6,582
Difference in Population (Number)	-1,437
Difference in Population (Percent)	-18%

Source: *The City of Calgary 2019 Civic Census*

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This application proposes a land use designation that is more aligned with the historical and current use of the property as a small commercial node. The MDP encourages local commercial development in close proximity to residential development, and recognizes historical preservation as an important component of city building and community identity. There is no local area plan for this area.

Planning Considerations

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

Land Use

The existing R-C2 District is intended to accommodate contextually sensitive duplex, semi-detached and single detached dwellings. The current use of the building as a convenience food store is considered an existing non-conforming land use. The building also does not conform to the parcel coverage, side setbacks, on-site parking and bicycle parking requirements of the R-C2 District.

According to Section 643 of the *Municipal Government Act*, a non-conforming use of land and/or a building may be continued as long as that use is not discontinued for a period of six consecutive months or more.

The proposed C-N1 District is intended to accommodate small-scale street-oriented commercial developments, with opportunity for residential uses on the upper floors. The existing building would not conform to the land use requirements of the C-N1 District in terms of front and side

Land Use Amendment in Renfrew (Ward 9) at 701 - 8 Avenue NE, LOC2019-0152

setbacks, on-site parking and bicycle parking. However, both the existing use of Convenience Food Store, and the desired additional use of a barbershop or Retail and Consumer Service are considered permitted within the C-N1 designation. For uses in buildings listed on the City inventory of evaluated historic resources, the development authority may consider relaxation of the land use bylaw requirements to address the non-conforming aspects of the site.

Development and Site Design

While a development permit has not been submitted at this time, the rules of the proposed C-N1 District will provide guidance for the future site development, including appropriate uses. Additional items to consider in future development permit applications include, but are not limited to:

- considering relaxations to land use bylaw requirements to accommodate adaptive reuse of the building;
- working with the landowner to protect the historical value of the site; and
- mitigating impacts of the commercial development on adjacent residential properties.

Environmental

There are no known outstanding environmentally related concerns associated with the proposal and / or site at this time. As such, no Environmental Site Assessment was deemed required.

Transportation

A Transportation Impact Assessment and parking study were not required as part of this land use amendment. Vehicular access to the subject site is available from the existing lane. Public Transit with bus stops are available within 500 metres for Routes 5 and 69. There are currently no parking restrictions for this block, and street parking is available along both 6 Street NE and 8 Avenue NE.

Utilities and Servicing

Water, storm, and sanitary deep utilities are available. Development servicing requirements will be determined at the future Development Permit and Development Site Servicing Plan stage(s).

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 landowners and the application was advertised online.

The Renfrew Community Association was circulated as part of the application, and provided a letter of support (Attachment 2).

Planning & Development Report to
Calgary Planning Commission
2020 February 20

ISC: UNRESTRICTED
CPC2020-0115

Land Use Amendment in Renfrew (Ward 9) at 701 - 8 Avenue NE, LOC2019-0152

No comments were received in response to the public notices. No public meetings were held by Administration or the applicant.

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](#) which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

Interim Growth Plan (2018)

The proposal aligns with the policy direction of the [Interim Growth Plan](#). The proposed land use amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Residential – Developed – Inner City area, as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). MDP policies encourage redevelopment of inner-city communities in a manner that is similar in scale and built form to existing development. Maintaining and expanding local commercial development that provides retail and service uses in close proximity to residential development is encouraged.

Historical preservation is identified within the MDP as an important component of city building and community identity. Policies within the MDP encourage the protection and management of Calgary's historical resources.

The proposal is in keeping with the relevant MDP policies as the intent and rules of the C-N1 District are more consistent with the historic and current use of the property, and allows for the continued operation of a building with heritage value.

There is currently no local area plan for the community, however the North Hill Communities Local Growth Plan project is currently underway. The project is a multi-community policy plan that is being developed to create a future vision for how land could be used and redeveloped in the area where the proposed application is located. The plan includes nine communities in the NW and NE quadrants of the city, including Renfrew. Further project details are available in the project's [website](#).

Land Use Amendment in Renfrew (Ward 9) at 701 - 8 Avenue NE, LOC2019-0152

Social, Environmental, Economic (External)

The proposed C-N1 District allows for an iconic historical building and land use within the community of Renfrew to remain viable, by allowing additional commercial uses to operate within the building. The preservation of such iconic buildings contribute to community identity and character. In addition, supporting the continued small grocery business and allowing additional small retail and commercial uses in close proximity to residential areas can contribute to reducing car dependency.

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 redesignation 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.

REASON(S) FOR RECOMMENDATION(S):

This proposal allows for a land use that is better aligned with the historical and current use of the site and is in keeping with applicable policies of the *Municipal Development Plan*.

ATTACHMENT(S)

1. Applicant's Submission
2. Community Association Letter
3. **Proposed Bylaw 47D2020**