

Planning & Development Report to
Calgary Planning Commission
2020 October 15

ISC: UNRESTRICTED
CPC2020-1117

**Land Use Amendment in Renfrew (Ward 9) at 1080 Remington Road NE,
LOC2020-0063**

EXECUTIVE SUMMARY

This land use amendment application was submitted by Civicworks Planning + Design on behalf of SNH Developments Ltd on 2020 May 06. This application proposes to change the designation of this property from Residential – Grade-Oriented Infill (R-CGex) District to the Residential – Grade-Oriented Infill (R-CG) District to allow for secondary suites and backyard suites.

This proposal is in keeping with applicable policies of the *Municipal Development Plan*.

A development permit application for four secondary suites within the previously approved five-unit rowhouse development has been submitted and is under review.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.07 hectares ± (0.17 acres ±) located at 1080 Remington Road NE (Plan 6133GA, Block 5, Lot 29) from Residential Grade – Oriented Infill (R-CGex) 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 CivicWorks Planning + Design on 2020 May 06 on behalf of the landowner, SNH Developments Ltd.

The previous land use amendment, LOC2018-0201 was originally proposed as R-CG but was revised from R-CG to R-CGex at the applicant's request during the review of the application to respond to community feedback opposed to secondary suites. The application was reviewed by Calgary Planning Commission at its 2019 February 07 meeting and a recommendation of approval was sent to the 2019 March 18 Public Hearing, where Council approved the redesignation to R-CGex. The parcel is under new ownership and the current owner has requested that the land use be amended to allow secondary suites.

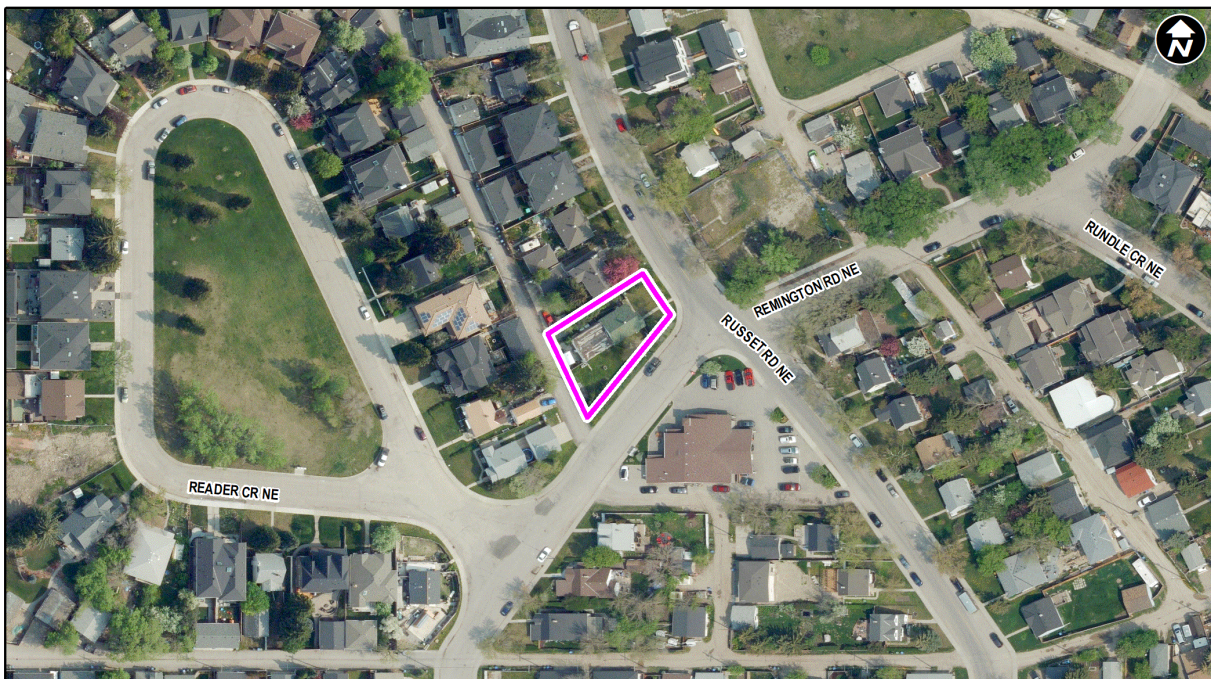
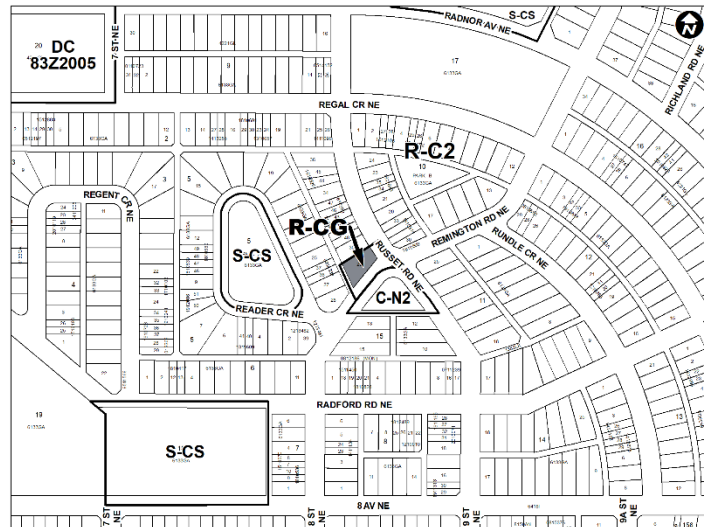
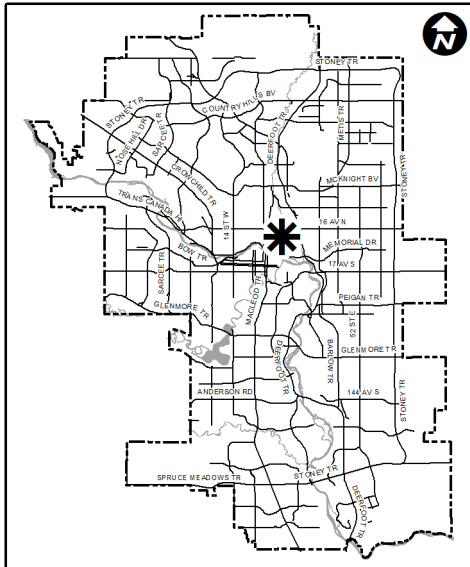
A development permit application (DP2020-3946) by FAAS Architecture for four secondary suites within the approved five-unit rowhouse development (DP2018-4442) was submitted on 2020 June 26 and is under review (Attachment 4).

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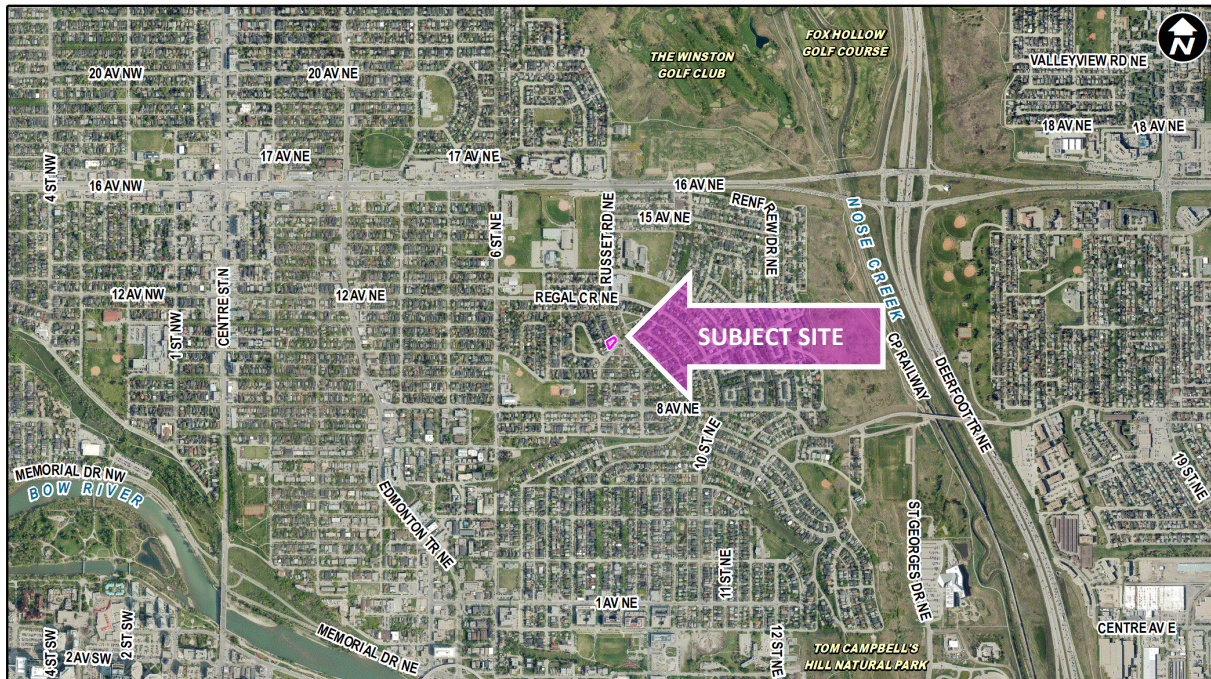
Location Maps



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Land Use Amendment in Renfrew (Ward 9) at 1080 Remington Road NE,
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Site Context

The subject site is located in the community of Renfrew at the northwest corner of Russet Road NE and Remington Road NE. The predominant land use in this area is Residential – Contextual One / Two Dwelling (R-C2) District, with the exception of a neighbourhood-scale commercial development directly south across Remington Road NE, designated as Commercial – Neighbourhood 2 (C-N2) District. Surrounding development to the east, west, and north of the subject site consists of a mixture of single and semi-detached dwellings.

The subject site is approximately 0.07 hectares (0.17 acres) in size with approximate dimensions of 17 metres by 33 metres. The site has lane access along the west property line, accessed from Remington Road NE. The site is currently vacant.

As identified in *Figure 1*, the community of Renfrew reached its peak population in 1968 with 8,019 residents. The current population for the community is 6,582 residents, a decline of 1,437 residents (-17.9 percent) from its peak population.

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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 (Percentage)	-17.9%

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 proposal allows for a range of building types including secondary suites and backyard suites that have the ability to be compatible with the established built form for the neighbourhood. The proposal meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

Land Use

The proposed Residential – Grade-Oriented Infill (R-CG) District is a residential designation that is primarily for two to three storey (11 metre 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 continue to allow for up to five 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. The removal of the “ex” designation from this site would also enable the development of Secondary Suites or Backyard Suites on the parcel.

Secondary Suites are listed as a permitted use in the R-CG District, and Section 546 (2) of Land Use Bylaw 1P2007 within the R-CG District provides three criteria for reducing the required parking stalls to zero:

- suites must have a floor area less than 45.0 square metres;
- be located within 150 metres of frequent transit service; and
- provide 2.5 square metres of space, accessed directly from the exterior, for storage of mobility alternatives.

The development permit that is currently under review does not propose additional parking stalls to accommodate the suites, but does not meet all of the provisions above to remove the requirement for parking. The site is well serviced by a number of transit routes that can be considered to cumulatively meet the intent of the rule. The existing transit service in the area has been reduced due to the COVID-19 pandemic, however, even considering regular transit schedules, the site does not meet the technical requirement for frequent transit service in the

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Land Use Bylaw and therefore the parking would need to be relaxed at the development permit stage.

This land use application also promotes the more efficient use of serviced land through allowance of secondary suites.

Development and Site Design

The rules of the proposed R-CG District provide guidance for the development of the site, including appropriate uses, building height and massing, landscaping and parking. A development permit for a five-unit rowhouse with five motor vehicle parking stalls in garages was approved on 2019 August 22, and a further development permit (DP2020-3946) to add four secondary suites within the approved five-unit rowhouse was submitted on 2020 June 26.

The secondary suites are proposed within the basements of four of the already-approved units and are all one-bedroom suites less than 43 square metres in area. No additional parking stalls are proposed, and so the development permit proposes a relaxation for the parking stalls. The applicant has submitted a parking study to support the relaxation, which forms part of the Engagement Summary document in Attachment 3. More information about the development permit can be found in Attachment 4.

Environmental Site Considerations

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 or Parking Study was not required as part of the land use amendment application. A parking memorandum was submitted as part of the corresponding development application for review. Vehicular access to the parcel is available and anticipated to continue from the lane.

The area is well served by transit via Routes 19, 745, and 872 located within approximately 50 metres of the subject parcel, as well as within 600 metres of the Russet Road BRT Stop (Max Orange). On street parking is unrestricted along Russet Road NE and Remington Road NE. adjacent to the parcel. Access and parking are being reviewed with the development permit.

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.

Development servicing requirements will be determined with the development permit and Development Site Servicing Plan.

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Climate Resilience

The applicant has not identified any specific climate resilience measures as part of this application. Further opportunities to align future development on this site with applicable climate resilience strategies may be explored and encouraged at the 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 landowners and the application was advertised online.

In response to the notice posting, and circulation of the land use amendment application, Administration received 18 letters of objection regarding the proposed land use amendment application. The concerns noted in the letters focused on the provision of parking for the future suites and the traffic associated with the vehicles. Many of the letters also cited concerns with the further increase in density from the secondary suites, beyond the density increase to R-CGex to allow 5 rowhouse units, approved in 2019.

In addition to Administration's standard practices, the applicant, CivicWorks Planning + Design, also consulted with the Renfrew Community Association's Development Committee to discuss and solicit feedback about the proposed land use amendment and development applications. The applicant also installed supplementary on-site signage and delivered information postcards to ensure surrounding area neighbours were aware of proposed changes to the subject site. Details regarding the applicant's supplementary engagement efforts can be found in Attachment 3 of this report.

The Renfrew Community Association provided a letter of concern regarding this proposed land use amendment on 2020 June 18. The comments from the Renfrew Community Association can be found in Attachment 2.

Following Calgary Planning Commission, notifications for 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.

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CPC2020-1117

**Land Use Amendment in Renfrew (Ward 9) at 1080 Remington Road NE,
LOC2020-0063**

Interim Growth Plan (2018)

The recommendation 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, according to the [Urban Structure Map \(Map 1\)](#) of the [Municipal Development Plan](#) (MDP). The applicable MDP 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 MDP 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 MDP policies as the rules of the R-CG District provide for a development form that may be sensitive to existing residential development in terms of height, built form and density.

North Hill Communities Local Area Plan (Draft)

There is no existing local area plan affecting this site. Planning applications are being accepted for processing during the local growth plan process. The [North Hill Communities LAP](#) is anticipated to be finalized in 2021. The proposed land use is in alignment with the Urban Form and Building Scale categories of the draft *North Hill Communities LAP*.

Climate Resilience Strategy (2018)

The [Climate Resilience Strategy](#) identifies programs and actions intended to reduce Calgary's greenhouse gas emissions and mitigate climate risks. This application does not include any specific actions that address objectives of this plan. Further opportunities to align development of this site with applicable climate resilience strategies may be explored and encouraged at subsequent development approval stages.

Social, Environmental, Economic (External)

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

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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 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 is in keeping with applicable policies of the *Municipal Development Plan*. The proposed R-CG District is intended for parcels located near or directly adjacent to low density residential development, while allowing for a range of building types that have the ability to be compatible with the surrounding built form and providing a range of housing options.

ATTACHMENT(S)

1. Applicant's Submission
2. Community Association Comments
3. Outreach Summary
4. Development Permit (DP2020-3946) Summary