

Land Use Amendment in Renfrew (Ward 9) at 502 – 12 Avenue NE, LOC2021-0114

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.05 hectares \pm (0.14 acres \pm) located at 502 – 12 Avenue NE (Plan 470P, Block 47, Lots 19 and 20) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for rowhouses, in addition to the building types already listed in the district (e.g. single detached, semi-detached, duplex dwellings and secondary suites).
- The proposal represents an appropriate density increase of the site, allows for development that is compatible with the character of the existing neighbourhood, and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed Residential – Grade-Oriented Infill (R-CG) District would allow for a greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed R-CG District may accommodate the evolving needs of different age groups, lifestyles, and demographics.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This land use amendment application was submitted by Horizon Land Surveys on behalf of the landowner, Jozef Jaworski, on 2021 July 06. No development permit application has been submitted at this time; however, as per the Applicant Submission (Attachment 2), the intention is to develop a rowhouse building on this site in the future.

The 0.05-hectare (0.14 acre) corner site is located in the northeast community of Renfrew at the intersection of 12 Avenue NE and 4 Street NE. The site consisted of a single detached dwelling and detached garage, until it was demolished in 2021 July.

A detailed planning evaluation of the application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/Stakeholders were informed by Administration

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Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and the community association was appropriate. In response, the applicant visited homes within a 90-metre radius (approximately 78 homes) to discuss the application in-person with residents and deliver postcards. The applicant also reached out to the Renfrew Community Association and the Ward 9 Councillor's office. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site, published [online](#), and notification letters were sent to adjacent landowners.

Administration received two letters of opposition and two letters of support from the public. The letters of opposition included the following areas of concern:

- increased traffic resulting in safety and parking issues;
- increased noise; and
- reduced sunlight and privacy for the neighbouring lot.

The letters of support included the following reasons:

- opportunity for increased density and more housing options; and
- opportunity for more efficient use of existing transit infrastructure.

The Renfrew Community Association provided a letter neither in support or opposition to this proposal on 2021 August 25 (Attachment 4). The letter identified the following considerations, including:

- the potential use of the alternative Residential – Grade-Oriented Infill (R-CGex) District; and
- that the heritage-rich character of the location of the subject property within this particular part of Renfrew should be considered at the development permit stage.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The R-CGex District referenced above would unnecessarily restrict the development potential on the site, through the removal of the option for secondary suites. The building, site design, and parking will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for Public Hearing of Council for the land use amendment 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.

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IMPLICATIONS

Social

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

Environmental

This application does not include any actions that specifically address the objectives of the [Climate Resilience Strategy](#). Further opportunities to align future development on this site with applicable climate resilience strategies will be explored and encouraged at subsequent development approval stages.

Economic

The proposed land use amendment would allow for more efficient use of land and existing infrastructure. The future development could also support local business and employment opportunities in the area.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform