

Land Use Amendment in Renfrew (Ward 9) at 808 – 10 Street NE, LOC2021-0125

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.07 hectares \pm (0.18 acres \pm) located at 808 – 10 Street NE (Plan 8150AN, Block 158, Lot 33) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2021 OCTOBER 21:

That Council give three readings to **Proposed Bylaw 180D2021** for the redesignation of 0.07 hectares \pm (0.18 acres \pm) located at 808 – 10 Street NE (Plan 8150AN, Block 158, Lot 33) 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 a residential site, allows for development that may be compatible with the character of the existing neighbourhood, and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and *North Hill Communities Local Area Plan* (LAP).
- 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 it matter? The R-CG District would allow for greater housing choice that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit has not been submitted at this time.
- There is no previous Council direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This application was submitted by K5 Designs on behalf of the landowners, Irene Leung and Yip Lung Lee, on 2021 August 03. The 0.07 hectare (0.18 acre) corner site is located in the northeast community of Renfrew, at the southeast corner of 10 Street NE and Child Avenue NE. The parcel is currently developed with a single detached dwelling and parking pad with street access.

No development permit application has been submitted at this time; however, as per the Applicant Submission (Attachment 2), the intention is to develop up to four rowhouse units on the site.

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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

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 conducted a postcard drop and door knocking campaign to houses within a radius of approximately 100 metres of the subject site and communicated with the Renfrew Community Association. 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 from the public focused on the following areas of concern:

- increased traffic and parking issues;
- reduction in adjacent property values;
- shading and overlooking of adjacent properties;
- inappropriate increase of density; and
- rowhouses are not appropriate in this part of the community.

Administration also received one letter of no objection subject to adequate off-street parking.

Administration received a neutral email response from the Renfrew Community Association dated 2020 August 16 (Attachment 4). The Community Association also indicated that the process would benefit from a concurrent development permit application.

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. The building and site design, number of units, and on-site parking will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed 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 recommended land use would allow for a wider range of housing types than the existing R-C2 District and, as such, the proposed land use amendment 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 may be explored and/or implemented at the development permit and building permit stages.

Economic

The ability to develop up to five rowhouse units, with the option to include secondary or backyard suites, would allow for more efficient use of existing infrastructure and services.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this application.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response
5. **Proposed Bylaw 180D2021**
6. **Public Submission**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform