

**Land Use Amendment in Renfrew (Ward 9) at 424 and 428 – 13 Avenue NE,
LOC2021-0076**

RECOMMENDATION:

That Calgary Planning Commission recommends that Council:

Give three readings to the proposed bylaw for redesignation of 0.10 hectares \pm (0.25 acres \pm) located at 424 and 428 – 13 Avenue NE (Plan 791P, Block 40, Lots 11 to 13 and a portion of Lot 10) 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 properties 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 is 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* (NHCLAP).
- What does this mean to Calgarians? The proposed Residential – Grade-Oriented Infill (R-CG) District may provide more housing opportunities within the community, with efficient use of existing infrastructure, transit and services.
- Why does this matter? The proposed land use 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 related to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This land use amendment application in the northeast community of Renfrew was submitted on 2021 May 12 by New Century Design on behalf of the landowners Manpreet Buttar and Jasminder and Swaranjit Ratol. The site is approximately 100 metres (one-minute walk) east of Edmonton Trail NE and approximately 530 metres (seven-minute walk) east of Centre Street North. No development permit application has been submitted at this time, however, as noted in the Applicant Submission (Attachment 2), the applicant identified the intent to build a rowhouse development in the future.

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 stakeholders and the respective community association was appropriate. In response, the applicant completed a mail drop of pamphlets at nearby properties providing details of the application. 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 the adjacent landowners.

Administration received one response in opposition from the public, which was signed by 13 different individuals and identified the following areas of concern:

- lack of establishment of heritage guidelines within the NHCLAP;
- parking issues along 13 Avenue NE; and
- density of the proposed development.

The Renfrew Community Association provided a letter of opposition on 2021 October 01 (Attachment 4) which identified the following concerns:

- the NHCLAP discourages land use amendments until heritage guidelines are established;
- increase in density along roads that are not mobility corridors;
- the desire to maintain the single-detached dwellings in the community;
- the increase in parking along 13 Avenue NE;
- the lack of existing undeveloped multi-residential land use parcels to the south of the subject parcel; and
- development needs to be focused along Main Streets such as Edmonton Trail and should be encouraged to be mixed use.

The applicant contacted the Renfrew Community Association after these comments were received to discuss the proposal, however, at the time of writing this report had not received a response.

Administration considered the relevant planning issues specific to this application and has determined the proposal to be appropriate. The R-CG District is intended to be located alongside low-density land use districts and to accommodate a variety of low-density housing forms. The district would provide a modest density increase within the community while being sensitive to adjacent development. The site and building design, and parking will be further reviewed at the development permit stage.

Following Calgary Planning Commission, notifications for the Public Hearing of Council regarding the land use amendment application will be posted on-site and mailed to adjacent landowners. In addition, Commissions' recommendation and the date of the Public Hearing will be advertised.

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IMPLICATIONS

Social

The proposed land use amendment would allow for a wider range of housing types than the existing Residential – Contextual One / Two Dwelling (R-C2) District, and as such, the proposed land use may better accommodate the housing needs of different age groups, lifestyles, and demographics.

Environmental

This land use amendment 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 implemented at the development and building permit stages.

Economic

The ability to develop a rowhouse building 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 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