

**Land Use Amendment in Crescent Heights (Ward 7) at 201 – 7 Avenue NE,
 LOC2022-0205**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.14 acres ±) at 201 – 7 Avenue NE (Plan 1332N, Block 17, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- This land use amendment application seeks to redesignate the subject site to allow for rowhouses in addition to the building types listed in the existing 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 provisions of the *Municipal Development Plan (MDP)* and the *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 increased housing options within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed redesignation would allow for greater housing choice to 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 regarding this proposal.

DISCUSSION

This application, located in the northeast community of Crescent Heights, was submitted by Tricor Design Group on behalf of the landowners, Jaspreet Gill, Palwinder Gill and Charanpreet Gill, on 2022 November 22. No development permit has been submitted at this time; however, as referenced in the Applicant Submission (Attachment 2), the proposal is to obtain land use amendment approval to accommodate a rowhouse development with up to four units.

The approximately 0.06 hectare parcel is located on the southeast corner of the intersection of 7 Avenue NE and 1 Street NE, one block north of Rotary Park and close to the Bow River and downtown core. The parcel currently contains a single detached dwelling and detached garage.

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

ENGAGEMENT AND COMMUNICATION

- Outreach was undertaken by the Applicant
- Public/interested parties 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 relevant public groups and the respective community association was appropriate. In response, the applicant emailed the Crescent Heights Community Association and delivered letters to nearby neighbours on 7 Avenue NE. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to relevant public groups, notice posted on site and published [online](#). Notification letters were also sent to adjacent landowners. Administration received 22 responses in opposition from the public noting the following areas of concern:

- loss of heritage homes and character;
- height and shadowing;
- increased density;
- loss of greenspace;
- loss of privacy; and
- traffic and parking.

The Crescent Heights Community Association provided a letter in opposition on 2023 January 2 (Attachment 4), identifying the following concerns:

- lack of family-oriented housing;
- privacy for neighbours;
- loss of vegetation;
- loss of heritage homes and character; and
- increased parking and traffic.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The R-CG District is intended to be located adjacent to other low-density districts and accommodates a variety of low-density housing forms. It provides a modest density increase within a neighbourhood while being sensitive to adjacent development. The building and site design and on-site parking will be further reviewed as part of a future development permit stage.

Following Calgary Planning Commission, notifications for a 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 district will allow for a wider range of housing types than the existing land use district and 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 *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies would be explored and implemented at future development approval stages.

Economic

The ability to develop up to four rowhouse units with the possibility of secondary 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 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