

Land Use Amendment in Castleridge (Ward 5) at 23 Castlebrook Mews NE, LOC2022-0192

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 23 Castlebrook Mews NE (Plan 8110684, Block 11, Lot 2) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023 FEBRUARY 23:

That Council give three readings to **Proposed Bylaw 46D2023** for the redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 23 Castlebrook Mews NE (Plan 8110684, Block 11, Lot 2) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for semi detached and duplex dwellings, in addition to the building types already allowed (e.g. single detached 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*.
- What does this mean to Calgarians? The proposed Residential – Contextual One / Two Dwelling (R-C2) District would allow for greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed R-C2 District would allow for more housing options that 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.

DISCUSSION

This application, located in the northeast community of Castleridge, was submitted by Sioni Custom Homes on behalf of the owner, Mohammed Abdul Baten on 2022 October 25.

The 0.05 hectare \pm (0.12 acre \pm) site is located in the northeast community of Castleridge on the cul-de-sac of Castlebrook Mews NE, south of Castlebrook Road NE and north of Castleridge Boulevard NE. The site is well served by surrounding parks, amenities, services and transit. Prairie Winds Park is located 100 metres to the west, a mix of industrial and commercial uses are located 100 metres to the south and 300 metres to the northwest, and the McKnight-Westwinds LRT station is located 850 metres northwest of the site. The nearby industrial and commercial uses provide for a wide range of employment, retail, restaurants and services.

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A development permit was previously approved for this site for a Single Detached Dwelling with a Secondary Suite; however, as noted in the Applicant Submission (Attachment 2), the owner's intent is to apply for a development permit for a Semi-Detached Dwelling in the future.

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

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encourage to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with relevant public groups and respective community association was appropriate. In response, the owner visited some neighbours and the adjacent church to discuss the application in person. 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 one letter of opposition from the public. The letter included concerns with increased parking issues.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The on-site parking will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notification for a 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.

IMPLICATIONS

Social

The development of this site may enable a more efficient use of land and infrastructure, and support surrounding uses and amenities.

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 will be explored and encouraged at subsequent development approval stages.

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Economic

The proposed land use would allow for a more efficient use of the land, existing infrastructure and services and provide more housing in the community.

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. **Proposed Bylaw 46D2023**
5. **CPC Member Comments**
6. **Public Submission**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform