

Land Use Amendment in Crescent Heights (Ward 7) at 202 – 11 Avenue NW, LOC2023-0036

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 ±) located at 202 – 11 Avenue NW (Plan 3946N, Block 13, Lots 21 and 22) 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 and townhouses, 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 applicable policies 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 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 would allow for more housing options 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.

DISCUSSION

This land use amendment application was submitted on 2023 February 15 by New Century Design on behalf of the landowners, Barry Nephin and Calvin Treacy. No development permit has been submitted at this time.

The 0.06 hectare (0.14 acre) laned corner parcel is located in the inner-city community of Crescent Heights at the northwest corner of 11 Avenue NW and 1 Street NW. The site is currently developed with a two-storey single detached dwelling and detached garage. The application proposes redesignation to the R-CG District to accommodate a four-unit rowhouse building and up to four secondary suites, as indicated in the Applicant Submission (Attachment 2).

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 respective community association was appropriate. In response, the applicant shared project information with both the Crescent Heights Community Association (CA) and Ward 7 Councillor's office and held a follow-up meeting with the CA. The applicant also delivered informational postcards to 75 homes within a 60-metre radius of the subject site. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

In keeping with Administration's practice, this application was circulated to the relevant public groups, noticed posted on site and was published [online](#). Notification letters were also sent to adjacent landowners.

Administration received four letters of opposition from the public. The letters of opposition included the following areas of concern:

- increased traffic and parking issues;
- increased waste and recycling bins;
- massing, privacy and shadowing impacts on neighbouring lots; and
- incompatibility with existing residential development in the community.

The Crescent Heights CA provided a letter in support of the application on 2023 March 13 (Attachment 4).

Administration considered the relevant planning issues specific to the application 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 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 proposed R-CG District would 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

The proposed land use redesignation would provide small and incremental climate benefits by allowing more people to live closer to existing services and amenities and contribute to the optimization of existing transit infrastructure, which support the overall objectives of the *Calgary Climate Strategy – Pathways to 2050*.

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Economic

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

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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform