

Land Use Amendment in Crescent Heights (Ward 7) at 240 – 7 Avenue NE, LOC2023-0069

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 240 – 7 Avenue NE (Plan 1332N, Block 18, 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 uses 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 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 it 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.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, located in the northeast community of Crescent Heights, was submitted by Horizon Land Surveys on behalf of the landowner, Azra Larsson, on 2023 March 22. No development permit has been submitted at this time; however, the Applicant Submission (Attachment 2) indicates that the landowner is looking to build a rowhouse in the future.

This 0.06-hectare corner parcel is located at the northwest corner of 7 Avenue NE and 2 Street NE. The site is developed with a single detached dwelling and detached garage with rear lane access.

A detailed planning evaluation of the application, including location maps and site context, is provided in 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 encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public/interested parties and respective community association was appropriate.

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The applicant knocked on doors and dropped off flyers for properties within a 90 metre radius of the subject site. They also reached out directly to the Crescent Heights Community Association and Ward Councillor. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on site, and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received six responses in opposition from the public noting the following areas of concern:

- loss of historic community character;
- environmental impact of demolition and redevelopment;
- shadowing and loss of privacy for neighbouring properties;
- increased noise;
- increased traffic and demand for street parking;
- decreased pedestrian visibility due to parked cars;
- poor overall quality of new developments; and
- loss of mature trees.

The Crescent Heights CA provided a letter of opposition on 2023 April 27 (Attachment 4) which includes the following concerns:

- the loss of a historic home on a highly visible corner lot;
- inability to provide enough onsite parking;
- incompatibility with the existing character of the neighbourhood; and
- potential impact on the use, enjoyment or value of neighbouring parcels of land.

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. Although the existing house was built in 1927, it is not a protected historic resource. The boulevard trees are designated as heritage trees and are intended to be retained.

The R-CG District is intended to be located adjacent to other low-density districts and accommodates a variety of housing forms. It provides modest density increases within neighbourhoods while being sensitive to adjacent homes. The design will be reviewed against the Heritage Guidelines of the *North Hill Communities LAP* at the development permit stage, along with a review of technical concerns including building height, landscaping and parking.

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 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 application does not include any actions that specifically address the objectives of the *Climate Resilience Strategy – Pathways to 2050*. Further opportunities to align future development of this site with applicable climate resilience strategies may be explored at future development approval stages.

Economic

The ability to develop up to four rowhouse units with the option to include secondary suites or backyard suites would allow for more efficient use of land, 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