

Land Use Amendment in Renfrew (Ward 9) at 1408 Renfrew Drive NE, LOC2023-0016

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.08 hectares \pm (0.19 acres \pm) at 1408 Renfrew Drive NE (Plan 1838GT, Block 1, Lot 1) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023 JUNE 8:

That Council give three readings to **Proposed Bylaw 105D2023** for the redesignation of 0.08 hectares \pm (0.19 acres \pm) at 1408 Renfrew Drive NE (Plan 1838GT, Block 1, Lot 1) 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 and townhouses 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 Renfrew, was submitted by New Century Design on behalf of the landowner 2469308 Alberta Ltd. (Sina Rezaian) on 2023 January 18. The property's title is currently in the process of being transferred.

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 five units.

The approximately 0.08 hectare (0.19 acre) site is a single parcel located on the east side of Renfrew Drive NE, just north of the Renfrew Baptist Church. The proposed R-CG District would allow for the development of grade-oriented multi-residential buildings of low height and low density that share a common amenity space.

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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 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:

- Conducted a postcard drop to the nearest 75 neighbours of the site
- Conducted an in-person meeting with the Renfrew Community Association Planning Committee
- Conducted a second postcard drop to nearby neighbours with invitations to a public meeting (also conducted one-on-one discussions as postcards were delivered); and
- Conducted a public meeting through the Renfrew Community Association.

A more comprehensive summary is contained in the Applicant Outreach Summary that 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 16 responses in opposition from the public noting the following areas of concern:

- potential building height and shadow impacts;
- increased density; and
- traffic increase and parking shortage.

Administration also received 4 responses in support of the application, noting the following anticipated benefits of the land use amendment:

- allowing for a diversification of housing types;
- enabling development of affordable housing options; and
- increasing population to maintain community vibrancy.

The Renfrew Community Association provided a letter of neutrality (neither supporting nor opposing) on 2023 February 22 (Attachment 4), identifying the following concerns:

- increased density;
- loss and damage to vegetation; and
- increased parking.

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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.

IMPLICATIONS

Social

The proposed application allows for the development of a variety of grade-oriented development which can increase the diversity of housing options in the area. The R-CG district encourages development that is oriented towards pedestrians and public transportation, which can promote walkability, reduce traffic congestion, and increase access to amenities. This can benefit social well-being by providing residents with more opportunities for social interaction and physical activity.

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.

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
5. **Proposed Bylaw 105D2023**
6. **CPC Member Comments**
7. **Public Submissions**
8. **Confidential Public Submissions**

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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform