

Land Use Amendment in Renfrew (Ward 9) at 1606 Russet Road NE, LOC2023-0043

RECOMMENDATION:

That Calgary Planning Commission recommends that Council:

Give three readings to the proposed bylaw for the redesignation of 0.07 hectares \pm (0.16 acres \pm) located at 1606 Russet Road NE (Plan 4221GL, Block 25, Lot 24) from Residential Contextual One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) District.

HIGHLIGHTS

- This application seeks to redesignate the subject parcel to allow for grade-oriented housing in a variety of attached, detached, clustered housing forms 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* (ARP).
- What does this mean to Calgarians? The proposed land use amendment would allow for greater housing choices in the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed Housing – Grade Oriented (H-GO) District would allow for more housing options that will 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 Renfrew, was submitted on 2023 February 22 by CivicWorks on behalf of the landowner Namrita Rattan. As per the Applicant Submission (Attachment 2), the intent is to allow for grade-oriented development with five units and five secondary suites, however no development permit was submitted at this time.

The 0.07 hectare (0.16 acres) laned site is located at the northeast corner of Russet Road NE and 15 Avenue NE in the northeast community of Renfrew. The site is 50 metres (one-minute walk) south of 16 Avenue NE which is an Urban Main Street. A one-storey single-detached dwelling and a detached garage occupy the site. The subject site is surrounded by single-detached dwellings to the east, north and south and the Renfrew Aquatic & Recreation Centre is west of the site.

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

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PUBLIC ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- ☒ 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 the public/interested parties and respective community association was appropriate. In response, the applicant used a few engagement tactics including hand-delivered letters with information to neighbours, created a project dedicated website and maintained communication with the Renfrew Community Association and Councillor's office. 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 twelve letters noting opposition, and one letter of support from the public. Administration discussed concerns with citizens that provided comments. The letters of opposition included the following areas of concern:

- increased parking and traffic issues;
- significant increase in density and height;
- loss of landscaping areas and healthy trees;
- excessive lot coverage;
- privacy for adjacent homes; and
- infrastructure capacity.

The Renfrew Community Association (RCA) provided an email response on 2023 April 14 (Attachment 4). The email noted no concerns with the application. The RCA however highlighted that they would like to see the existing trees preserved or replaced with similar or more appropriate trees at development permit stage.

Administration considered 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 Public Hearing of Council will be posted on-site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of Public Hearing will be advertised.

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IMPLICATIONS

Social

The proposed land use amendment would enable additional housing types and may better accommodate the housing needs of different age groups, lifestyles and demographics which contributes to a more inclusive community.

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 permit stage.

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