

Land Use Amendment in Renfrew (Ward 9) at 540 – 9 Avenue NE, LOC2021-0213

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 540 – 9 Avenue NE (Plan 470P, Block 44, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023 MARCH 23:

That Council give three readings to **Proposed Bylaw 59D2023** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 540 – 9 Avenue NE (Plan 470P, Block 44, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- This proposed land use amendment application seeks to redesignate this corner site to allow for low density residential development, including rowhouses and townhouses in addition to the building types already allowed in the existing land use district such as single detached, semi-detached, duplex dwellings and secondary suites.
- The proposal seeks to increase the density from the current maximum two dwelling units per site to four dwelling units, which represents an appropriate increase in density and height that is compatible with the character of the existing neighbourhood. The proposal is in keeping with the provisions of the *Municipal Development Plan* (MDP) and the *North Hill Communities Local Area Plan* (NHCLAP).
- What does this mean to Calgarians? The proposed R-CG District would allow for additional housing options that will better accommodate the evolving needs of different age groups, lifestyles, and demographics.
- Why does this matter? Additional residential density would increase the more efficient use of existing infrastructure and nearby community institutions and amenities.
- No development permit has been submitted at this time.
- There is no previous Council direction regarding this proposal.

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DISCUSSION

The application is located in the north-east community of Renfrew and was submitted by Marcel Design Studio in 2021 December 14 on behalf of the landowner Kanwaljit Singh Grewal. The original application was submitted in 2021 but put on hold until such time as Heritage Policies had been created in the NHCLAP. These policies were subsequently approved by Council on 2022 December 6. The proposal was reviewed against all relevant policies and the application can proceed to Council for a decision as per the recommendation by Administration above. The subject site is not on the City's Inventory of Historic Resources.

The approximate 0.05 hectare site is located on the north-west corner of the intersection between 9 Avenue NE and 5 Street NE with a rear lane along the northern property line. The site contains an existing single detached dwelling with a detached garage. The subject site is situated within walking distance (260 metres or 5 minutes) to the east of Edmonton Trail NE which is designated as an Urban Main Street. Edmonton Trail is part of the City's Primary Transit Network and developed with retail and commercial infrastructure. The future Green Line along Centre Street proposes an LRT station between 8 Avenue NE and 9 Avenue NE; directly west of the subject site. There are numerous schools, public parks, and sports facilities to the east of the site within a 600-metre radius (10 minute) walking distance.

As indicated in the Applicant's Submission (Attachment 2) for the proposed redevelopment of the subject site, the R-CG District would accommodate a maximum of 4 grade-oriented units with the potential for secondary suite, and 4 parking spaces with vehicular access from the rear lane. The intent is to develop the units in a building form containing 2 semi-detached buildings (total 4 units). Other low density residential building forms, such as townhouses, rowhouse buildings and duplex dwellings, are also allowed under the R-CG District.

A detailed planning evaluation of the application, including location maps and site context, are provided in 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 emailed the Renfrew Community Association and delivered approximately one hundred (100) letters to the surrounding neighbours. Feedback from the community, as per the Applicant's outreach summary, resulted in a high level concept where development on the subject site is proposed in two semi-detached dwellings; one building fronting onto 9 Avenue NE and the second building fronting onto 5 Street NE.

The Applicant Outreach Summary can be found in Attachment 3.

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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 in support and three letters in opposition from the public noting the following:

Support:

- the development, when built in accordance with the new Heritage Guidelines, will provide more housing options; and
- the proposal represents a gradual densification of the community.

Opposition:

- the loss of heritage homes and the negative impact on community character;
- the proposed height and shadowing; and
- increased traffic and a lack of parking.

The Renfrew Community Association (CA) did not provide comments on the initial application circulation. Administration reached out to the CA again in January 2023 regarding the land use amendment proposal after the approval of the Heritage Policies in the NHCLAP, but no comments have been received by the time of writing this report.

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 land use district would allow for additional low density residential housing types that will better accommodate the housing needs of a variety of demographic groups and lifestyles fostering an inclusive community.

Environmental

The application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Opportunities to align future development on the site with the applicable climate strategies will be explored and encouraged through a future development permit application.

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Economic

The ability to moderately increase density in this corner location within walking distance to a future LRT station would increase the more efficient use of infrastructure, community facilities and institutions.

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 59D2023**
5. **CPC Member Comments**
6. **Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform