

Land Use Amendment in Renfrew (Ward 9) at 1111 – 8 Avenue NE, LOC2022-0171

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 1111 – 8 Avenue NE (Plan 8150AN, Block 157, Lot 23 and a portion of Lot 22) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION 2023 MAY 4:

That Council give three readings to **Proposed Bylaw 83D2023** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 1111 – 8 Avenue NE (Plan 8150AN, Block 157, Lot 23 and a portion of Lot 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 existing 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 may be compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* and the *North Hill Communities Local Area Plan*.
- 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 application, in the northeast community of Renfrew, was submitted by Tricor Design Group on behalf of the landowner, Braich Enterprises Ltd., on 2022 September 19. The 0.06 hectare (0.14 acre) site is located one property east from the corner parcel between 8 Avenue NE and Regal Crescent NE, abutting a lane on the west and south side.

The parcel is currently developed with a one-storey single detached dwelling and a detached garage with access from 8 Avenue NE. This application proposes redesignation to the R-CG District to accommodate rowhouse development, as per the Applicant Submission (Attachment 2). No development permit application has been submitted at this time.

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

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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 the public/interested parties and the respective community association was appropriate. In response, the applicant sent an email to the Renfrew Community Association to discuss the proposal and delivered 12 flyers to neighbours. 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 one letter of opposition and two letters of support from the public. The letter of opposition included the following areas of concern:

- allowance of rowhouse building development at a midblock parcel; and
- availability of on-site and on-street parking.

The letters of support noted that the proposed land use amendment would provide more dwelling units and a variety of housing types in the neighbourhood, which would be beneficial for the community of Renfrew.

The Renfrew Community Association provided an e-mail of support with a concern regarding the existing trees on the site. The e-mail dated 2023 April 14 can be found in Attachment 4.

Administration considered the relevant planning issues specific to the proposed redesignation 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 is designed to provide a modest density increase within a neighbourhood while being sensitive to adjacent homes. Although the subject site is considered a midblock parcel, it has lane access on the west side and the rear. The building and site design, on-site parking and number of units will be reviewed through the development permit application.

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 application enables the continuation of development in the community of Renfrew and may enable a more efficient use of land and infrastructure. The application 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

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 ability to develop up to four rowhouse units with secondary 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
5. **Proposed Bylaw 83D2023**
6. **CPC Member Comments**
7. **Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform