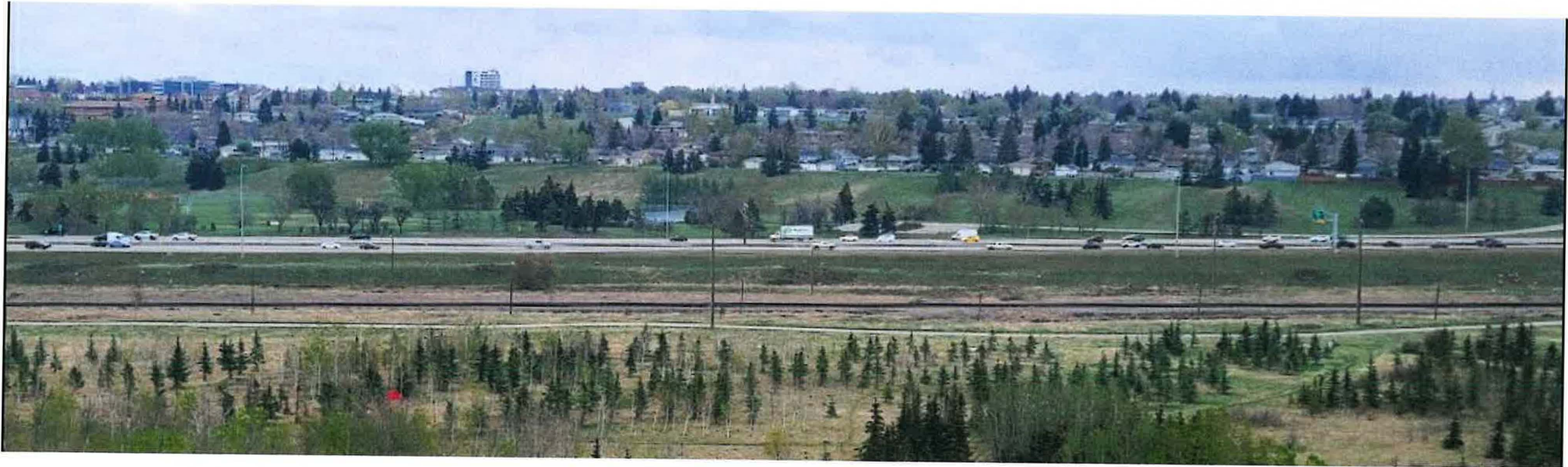




Public Hearing of Council

Agenda Item: 7.2.24



LOC2023-0016 / CPC2023-0616

Land Use Amendment

July 25, 2023

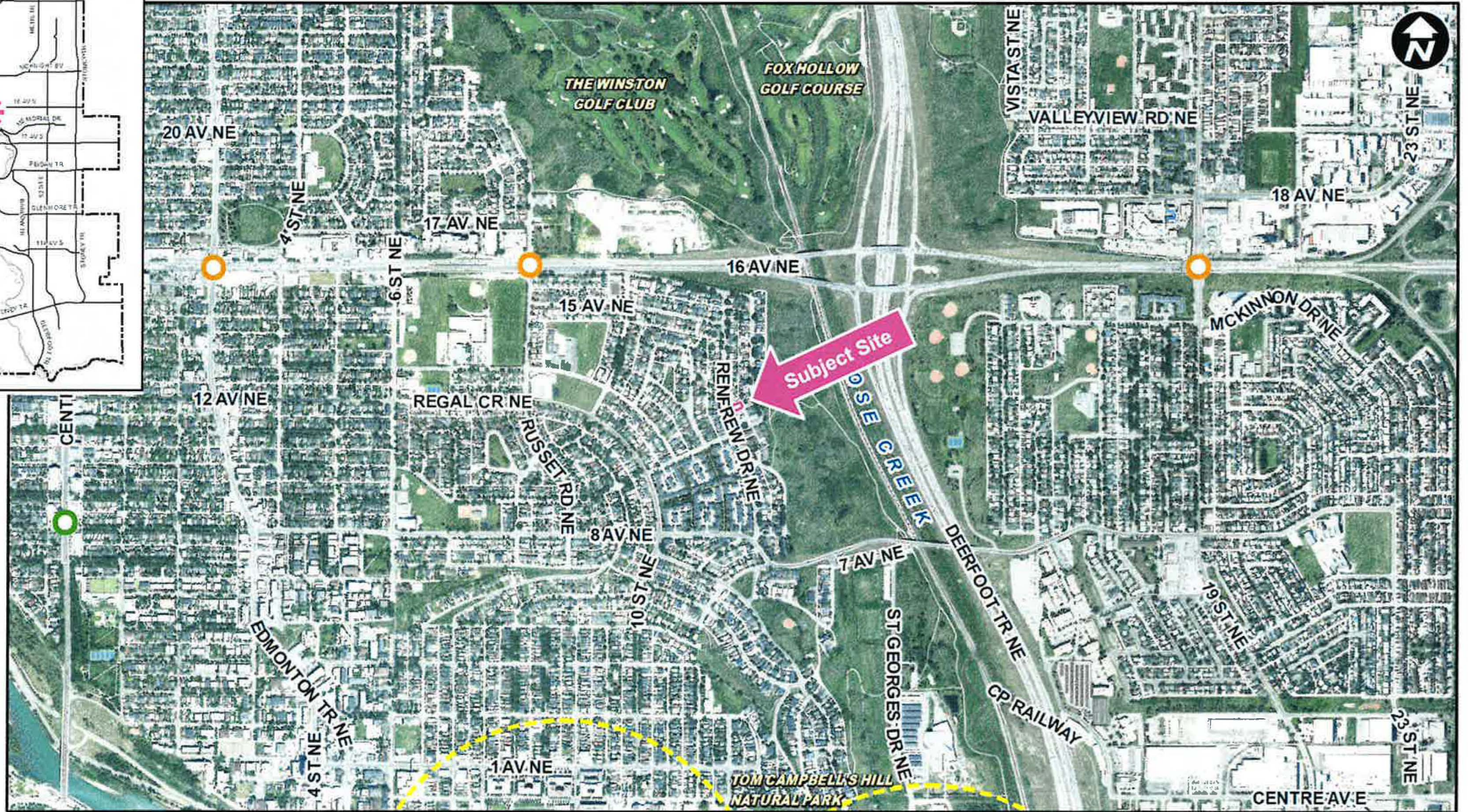
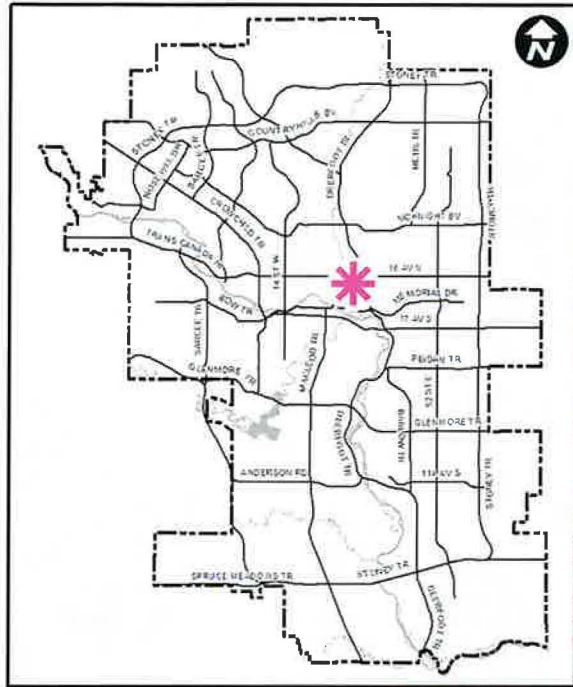
ISC: Unrestricted

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JUL 26 2023
ITEM: *7.2.24 CPC2023-0616*
Distrib - Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

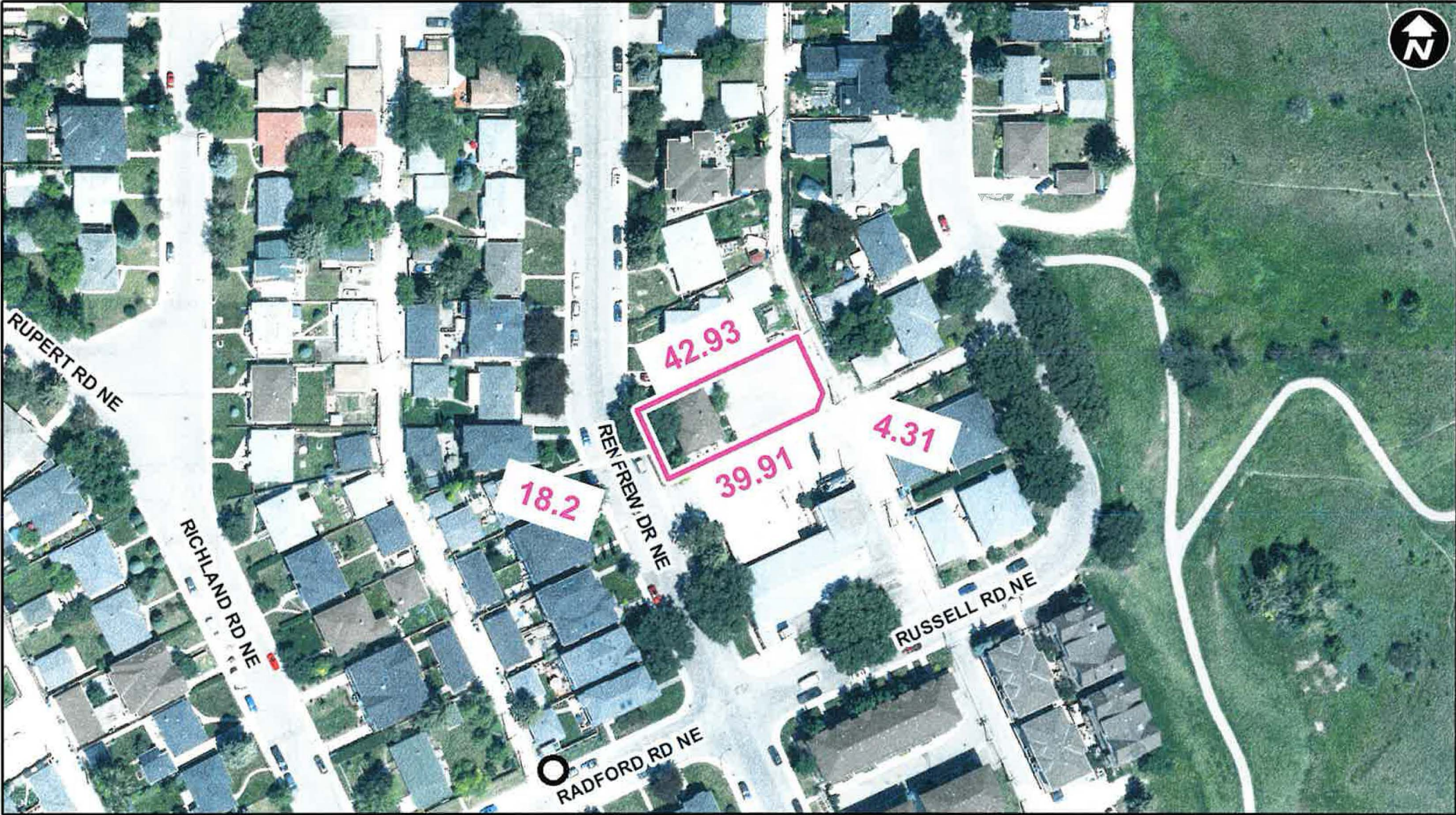
That Council:

Give three readings to **Proposed Bylaw 105D2023** for the redesignation of 0.077 hectares \pm (0.19 acres \pm) located 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.



LEGEND

- 600m buffer from LRT station
- LRT Stations**
- Blue
- Downtown
- Red
- Green (Future)
- LRT Line**
- Blue
- Blue/Red
- Red
- Max BRT Stops**
- Orange
- Purple
- Teal
- Yellow



LEGEND

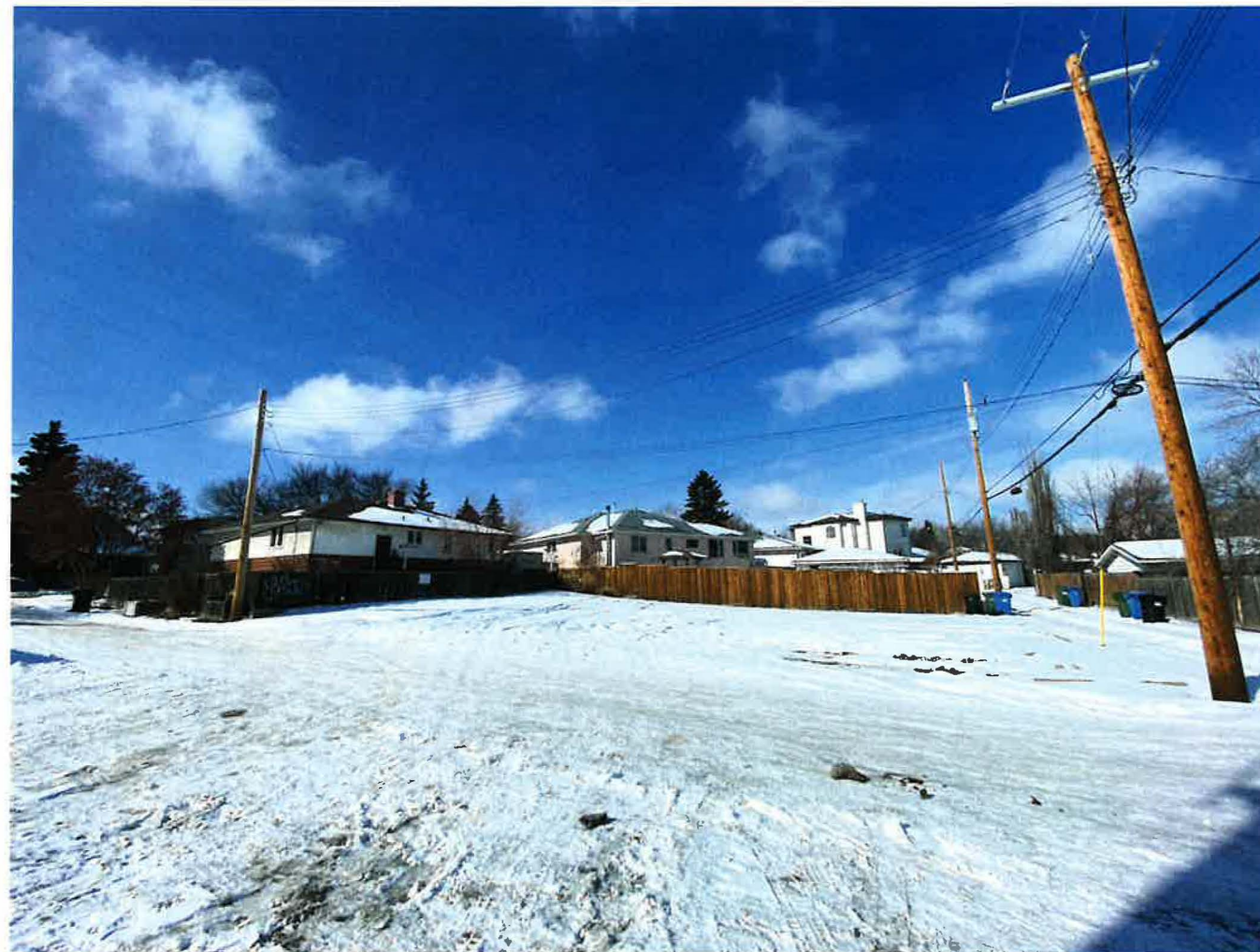
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- LRT Stations**
 - Blue
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 - Red
 - Green (Future)
- LRT Line**
 - Blue
 - Blue/Red
 - Red
- Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow
- Bus Stop

Parcel Size:

0.077 ha

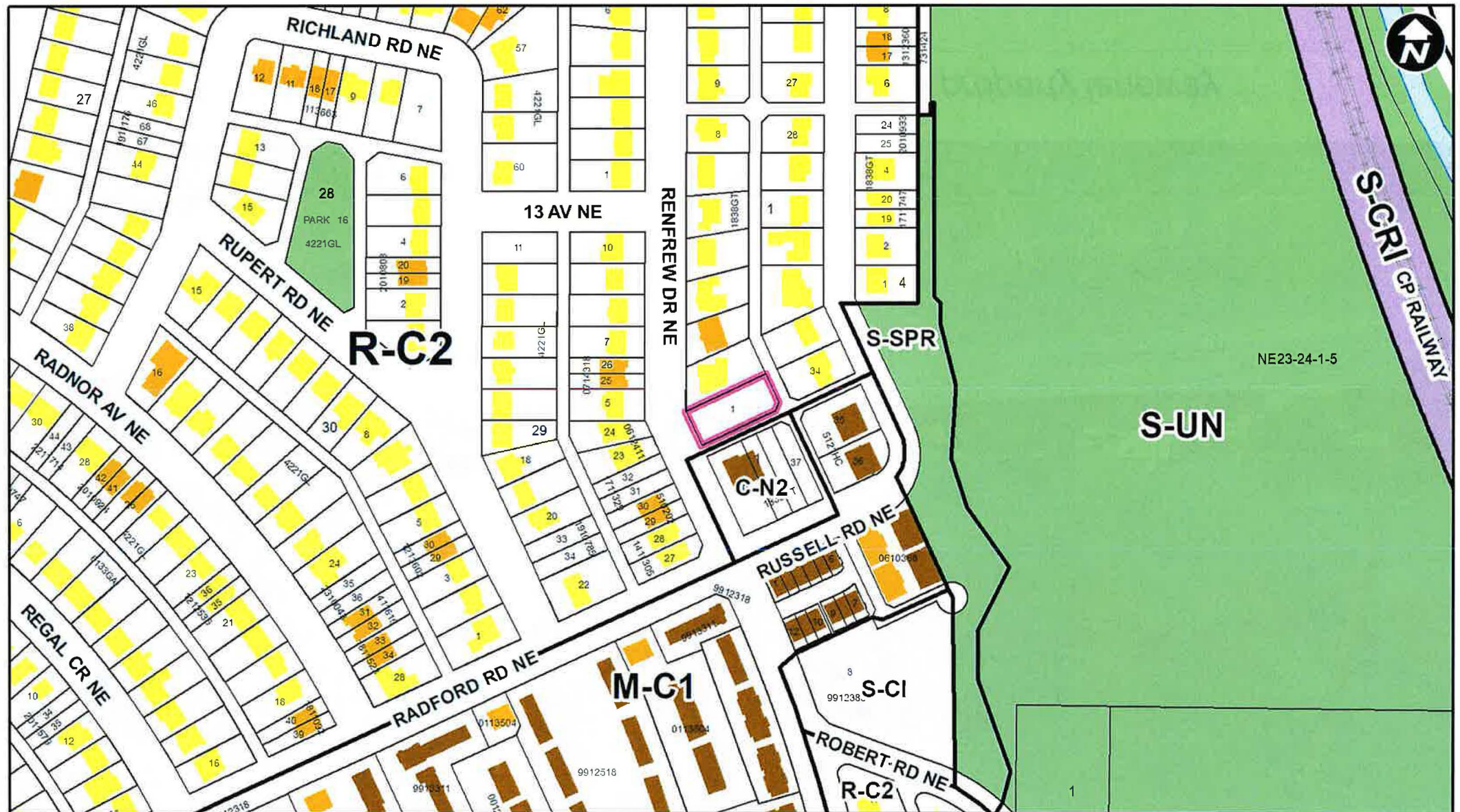


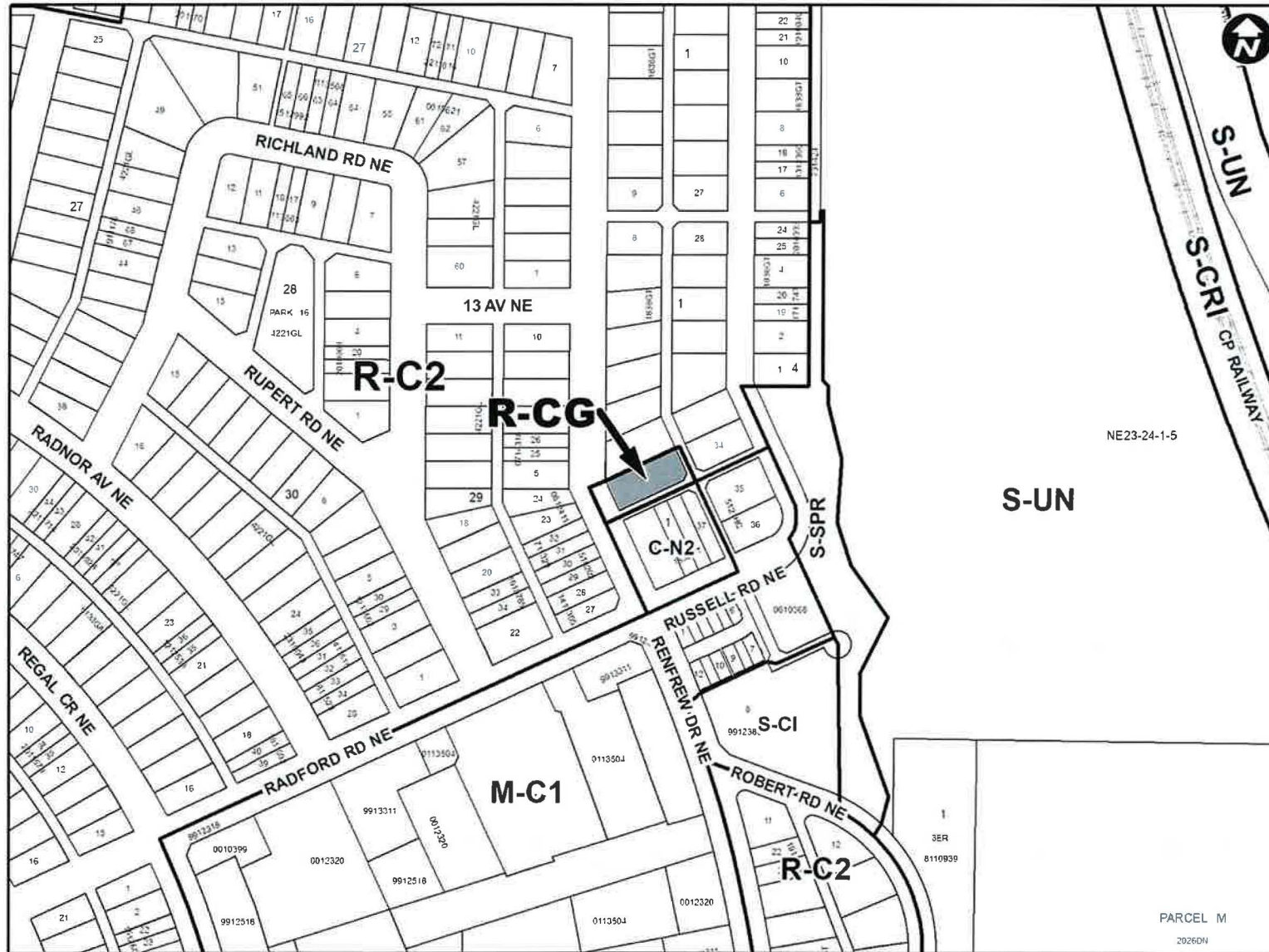
Looking NE from Renfrew Drive NE



Looking N from the side property laneway

- LEGEND**
- Single detached dwelling
 - Semi-detached / duplex detached dwelling
 - Rowhouse / multi-residential
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes
 - Land Use Site Boundary





Proposed R-CG District:

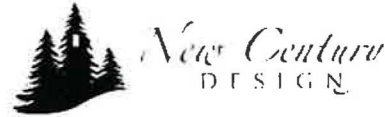
- accommodates low density, multi-residential grade-oriented development in the form of Rowhouse Buildings, Townhouses, and Cottage Housing Clusters
- Maximum height: **11.0 metres**
- Maximum density: 75 units per hectare (maximum 5 dwelling units)

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 105D2023** for the redesignation of 0.077 hectares \pm (0.19 acres \pm) located 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.

Supplementary Slides



We want your feedback!

New Century Design is working with one of your neighbours on an exciting residential development. Community outreach is critical to any successful redevelopment. We would enjoy the opportunity to provide details of this project and to receive your feedback.

If you are interested, please send us an email to the address below and we will answer any questions you may have.

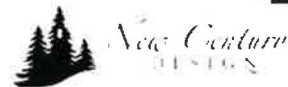
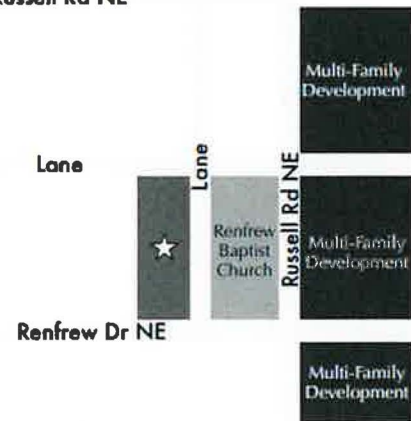
Contact

✉ info@newcenturydesign.ca
 🌐 www.newcenturydesign.ca

@new.centurydesign 📷
 New Century Design Inc. 🏢

1408 Renfrew Drive NE

Russell Rd NE



About the Project

New Century Design has made an application for land-use re-designation at this property, and we are seeking community input before the design begins.

The land-use zoning would change from R-C2 to R-CG, allowing for up to five residential units with potential secondary suites.

For more information about this project, feel free to email us with "1408 Renfrew Dr Input" in the subject line.

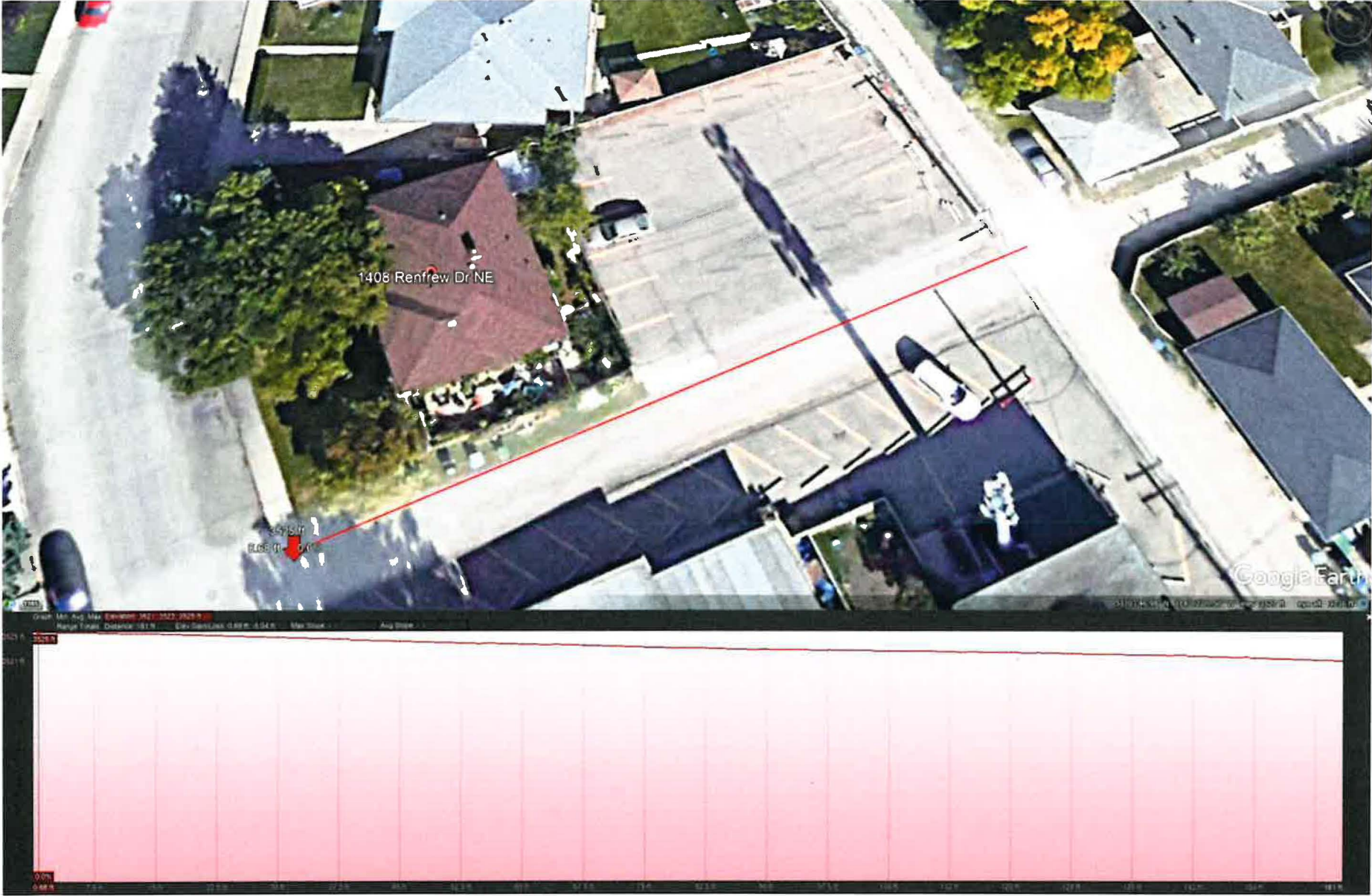
We have also created a web page to share information on R-CG projects and their respective bylaws. After reviewing the information there is a submission section to send us any questions, comments, or concerns you may have regarding this application.

We look forward to hearing from you!
 Website: newcenturydesign.ca/nc

*This is a correction from a previous postcard mentioning four residential suites.

- 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)
- Conducted a public meeting through the Renfrew Community Association.

Site Slope / Elevation 11



Distance : ~50 m (161 ft)

Elevation at front of parcel: 3525 ft

Elevation at rear of parcel: 3521 ft

Elevation change across parcel: -4.35 ft

Slope: 0.027%