

Land Use Amendment in Renfrew (Ward 9) at 956 Radnor Avenue NE, LOC2022-0160

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.18 hectares ± (0.45 acres ±) located at 956 Radnor Avenue NE (Plan 4221GL, Block 24, Lots 1 to 3) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – High Density Low Rise (M-H1f3.0h10) District, Multi-Residential – High Density Low Rise (M-H1f3.0h14) District and Multi-Residential – High Density Low Rise (M-H1f3.0h21) District.

HIGHLIGHTS

- This application seeks to redesignate the subject property to enable the development of a six storey multi-residential building.
- The application will allow for an increase in density complementary to the built form and character of the existing community. The application is in keeping with the relevant policies of the *Municipal Development Plan (MDP)* and the *North Hill Communities Local Area Plan (ARP)*.
- What does this mean to Calgarians? This proposal would allow for more housing choice within the community and more efficient use of existing infrastructure, public amenities, and transit.
- Why does this matter? The proposal 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 land use amendment application was submitted on 2022 August 24 by Keystone Architecture on behalf of the landowner, Property and New Church Development Council. No development permit application has been submitted at this time.

The 0.18 hectare (0.45 acre) corner site, formerly the Renfrew United Church, is located in the northeast community of Renfrew fronting Radnor Avenue NE and Remington Road NE. As per the Applicant Submission (Attachment 2), the intent is to obtain land use amendment approval to accommodate the development of a stepped-down six-storey multi-residential building under the Multi-Residential – High Density Low Rise (M-H1f3.0h21, M-H1f3.0h14 and M-H1f3.0h10) District (see Attachment 3: Proposed Land Use Amendment Map).

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

Land Use Amendment in Renfrew (Ward 9) at 956 Radnor Avenue NE, LOC2022 - 0160

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 Renfrew Community Association (CA), was appropriate. In response, the applicant created an outreach framework which included distanced and in-person information sharing strategies and consultation tools. Some of these strategies included a mail drop-off within a roughly 400 metre radius of the site, consultation and meetings with external parties and a project website with online feedback opportunity. Approximately 500 notices were delivered to local area residents. The applicant held a virtual public information session on 2021 June 2 and an in-person information session on 2023 March 4 to discuss the proposed land use amendment and development vision, while also meeting with the CA and Ward 9 office during that period. The Applicant Outreach Summary can be found in Attachment 4.

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 78 letters of opposition from the public. The letters of opposition included the following areas of concern:

- increase in traffic and parking congestion;
- scale of development relative to street activity level;
- compatibility of building height and massing with adjacent land use;
- increase of shadowing and reduced privacy;
- compatibility with nearby schools;
- effect on adjacent property values;
- intensity of use central to the neighbourhood;
- capacity of local utilities; and
- quality and quantity of applicant outreach.

The Renfrew Community Association provided a letter of non-support on 2022 October 11 (Attachment 5) identifying the following concerns:

- insufficient communication and engagement from the applicant;
- difficulty providing feedback on a land use amendment without a concurrent development permit application; and
- absence of affordable housing units to be included on the site.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, mobility and utility servicing will be reviewed and determined at the development permit stage. The proposed M-H1 District is complementary to nearby existing residential uses. A multi-residential development would provide growth and more opportunities for more people to live in an established community supported by amenities, services, and mobility options.

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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 housing types and may better accommodate the housing needs of different age groups, lifestyle, and demographics towards fostering an inclusive community.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. The land use amendment application would enable a more compact urban development and allow for the efficient use of existing infrastructure. Further opportunities to align development on this site with applicable climate strategies would be explored and implemented at future development stages.

Economic

The ability to develop a multi-residential building 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. Proposed Land Use Amendment Map
4. Applicant Outreach Summary
5. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform