

Land Use Amendment in Crescent Heights (Ward 7) at 201 – 10 Avenue NE, LOC2023-0086

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 201 – 10 Avenue NE (Plan 470P, Block 20, Lots 19 and 20) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023 JULY 20:

That Council give three readings to **Proposed Bylaw 146D2023** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 201 – 10 Avenue NE (Plan 470P, Block 20, Lots 19 and 20) 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 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 is compatible with the character of the existing neighbourhood and is in keeping with applicable policies of the *Municipal Development Plan* (MDP) and the *North Hill Communities Local Area Plan* (LAP).
- 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 land use amendment application was submitted on 2023 April 05 by New Century Design on behalf of the landowner, 1773590 Alberta Ltd. (Mohinder Jaswal). No development permit has been submitted at this time.

The 0.06 hectare (0.14 acre) laned corner parcel is located in the inner-city community of Crescent Heights at the southeast corner of 10 Avenue NE and 1 Street NE. The site is currently developed with a one-storey single detached dwelling and detached garage. The application proposes redesignation to the R-CG District to accommodate a four-unit rowhouse building and up to four secondary suites, as indicated in the Applicant Submission (Attachment 2).

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The parcel is subject to a Heritage Guideline Area in the *North Hill Communities LAP* and the policy will be used to inform the building design as part of any future development permit review.

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

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 relevant public groups and respective community association was appropriate. In response, the applicant shared project information with both the Crescent Heights Community Association (CA) and Ward 7 Councillor's office. The applicant also delivered informational postcards to 75 homes within a 60-metre radius of the subject site. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

In keeping with Administration's practice, this application was circulated to the relevant public groups, notice posted on-site and was published [online](#). Notification letters were also sent to adjacent landowners.

Administration received 14 letters of opposition from the public. The letters of opposition included the following areas of concern:

- increased traffic and parking issues;
- increased density;
- loss of heritage homes and community character;
- loss of greenspace and trees;
- massing, privacy and shadowing impacts on neighbouring lots; and
- incompatibility with existing residential development in the community.

The Crescent Heights CA provided a letter in opposition on 2023 May 10 (Attachment 4) identifying the following concerns:

- location is inappropriate for a multi-unit building;
- incompatibility with the neighbourhood character;
- privacy and shadowing impacts on neighbouring lots; and
- loss of tree canopy and permeable landscaped area.

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.

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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 R-CG District 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

The proposed land use redesignation would provide small and incremental climate benefits by allowing more people to live closer to existing services and amenities and contribute to the optimization of existing transit infrastructure, which supports the overall 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 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
5. **Proposed Bylaw 146D2023**
6. **CPC Member Comments**
7. **Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform