

**Land Use Amendment in Renfrew (Ward 9) at 602 – 8 Avenue NE, LOC2023-0143**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.14 acres ±) at 602 – 8 Avenue NE (Plan 470P, Block 51, Lots 19 and 20) from Residential – Contextual One / Two Dwelling (R-C2) District to Housing – Grade-Oriented (H-GO) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023 AUGUST 3:**

That Council give three readings to **Proposed Bylaw 171D2023** for the redesignation of 0.06 hectares ± (0.14 acres ±) at 602 – 8 Avenue NE (Plan 470P, Block 51, Lots 19 and 20) from Residential – Contextual One / Two Dwelling (R-C2) District to Housing – Grade-Oriented (H-GO) District.

**HIGHLIGHTS**

- This application seeks to redesignate the subject site to allow for grade-oriented development in a range of housing forms at a scale consistent with low density residential districts.
- 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 the 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 Housing – Grade Oriented (H-GO) District will allow for greater housing choices within the community and a more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed H-GO District will accommodate 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, located in the northeast community of Renfrew, was submitted by Horizon Land Surveys Inc. on behalf of the landowners (Tanya Lynn Rusnak and Brad Dean Yeo) on 2023 May 29. The application proposes a land use district change to Housing – Grade-Oriented (H-GO) District.

The approximately 0.06 hectare (0.14 acre) site is a single parcel located on the north side of 8 Avenue NE. The proposed H-GO District accommodates site and building design that is adaptable to evolving housing needs, allowing for grade-oriented development in a range of housing forms at a scale consistent with low density residential districts.

No development permit has been submitted at this time; however, as referenced in the Applicant Submission (Attachment 2), the proposal is to obtain land use amendment approval to accommodate a low-density residential development.

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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

**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 conducted a postcard delivery to residents within a 90 metre radius, spoke with residents to obtain neighbourhood concerns, connected with the Ward 9 Councillor office via email, and connected with the Community Association via email.

The Applicant Outreach Summary can be found in Attachment 3.

**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 seven responses from the public in opposition of the proposed land use amendment, noting the following areas of concern:

- impacts on availability of street parking;
- increased local traffic congestion;
- waste/recycling/organics disposal issues;
- incompatibility of H-GO building forms allowed with established character of neighbourhood; and
- impact on privacy, views for neighbouring properties.

The Renfrew Community Association provided an e-mail indicating their neutrality (neither supporting nor opposing) on 2023 July 03 (Attachment 4), noting that while this specific location is not within an approved Heritage Guideline Area, 8 Avenue is in proximity to Regal Terrace, a Heritage Guideline Area in the North Hill Communities Local Area Plan, and the applicant is encouraged to consider this during the development permit stage.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The H-GO District is intended to accommodate grade-oriented development in a range of housing forms that are consistent with forms allowed by other low density residential districts. It provides a modest density increase within a neighbourhood while being sensitive to adjacent development. The building and site design (including on-site parking) will be further reviewed as part of a future 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.

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**IMPLICATIONS**

**Social**

The social implications include housing affordability considerations as the H-GO district allows for the development of a variety of grade-oriented development which can increase the diversity of housing options in the area. The H-GO district encourages development that is oriented towards pedestrians and public transportation, which can promote walkability, reduce traffic congestion, and increase access to amenities. This can benefit social well-being by providing residents with more opportunities for social interaction and physical activity.

**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 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 171D2023**
6. **CPC Member Comments**
7. **Public Submission**

Department Circulation

| General Manager<br>(Name) | Department | Approve/Consult/Inform |
|---------------------------|------------|------------------------|
|                           |            |                        |