

Land Use Amendment in Renfrew (Ward 9) at 539 – 10 Avenue NE, LOC2023-0145

RECOMMENDATION:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 539 – 10 Avenue NE (Plan 470P, Block 44, Lot 40 and a portion of Lot 39) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023 AUGUST 17:

That Council give three readings to **Proposed Bylaw 174D2023** for the redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 539 – 10 Avenue NE (Plan 470P, Block 44, Lot 40 and a portion of Lot 39) 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 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 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 Horizon Land Surveys on behalf of the landowners, Jasmynder and Swaranjit Ratol, on 2023 May 29. No development permit application has been submitted at this time. As indicated in the Applicant Submission (Attachment 2), the proposed R-CG District is intended to accommodate a maximum of three grade-oriented units on site.

The approximately 0.05 hectare site is located on the southwest corner of the intersection of 10 Avenue NE and 5 Street NE with a rear lane along the southern property line. The site contains an existing single detached dwelling with a detached garage. The subject site is situated approximately 300 metres (five-minute walk) east of Edmonton Trail NE, which is designated as an Urban Main Street. Edmonton Trail is part of the Primary Transit Network and is developed with retail and commercial services. The parcel is subject to a Heritage Guideline Area in the

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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).

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 respective community association was appropriate. In response, the applicant delivered postcards to neighbours within a 90-metre radius and spoke with residents, held discussions with the Ward Councillor and contacted the Renfrew Community Association, who did not provide a response.

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 in support, one neutral letter, and one letter in opposition from the public. These letters noted concerns including parking impacts, pedestrian safety, loss of mature trees and loss of neighbourhood character.

The Renfrew Community Association provided a letter neither in support nor opposition (Attachment 4), noting the property falls within the heritage guideline area in the *North Hill Communities LAP*, and would like mature trees on the property to be retained.

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, on-site parking, alignment with the Heritage Guideline Area policy, and tree retention will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for Public Hearing of Council 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.

IMPLICATIONS

Social

The proposed land use district would allow for additional low density residential housing types that will better accommodate the housing needs of a variety of demographic groups and lifestyles fostering an inclusive community.

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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 moderately increase density in this location would allow for more efficient use of infrastructure, community facilities and institutions.

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 174D2023**
6. **CPC Member Comments**
7. **Public Submission**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform