

Land Use Amendment in Renfrew (Ward 9) at 539 – 14 Avenue NE, LOC2023-0175

RECOMMENDATION:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.04 hectares ± (0.10 acres ±) located at 539 – 14 Avenue NE (Plan 791P, Block 48, 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
 SEPTEMBER 21:**

That Council give three readings to **Proposed Bylaw 203D2023** for the redesignation of 0.04 hectares ± (0.10 acres ±) located at 539 – 14 Avenue NE (Plan 791P, Block 48, 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.

**Excerpt from the Minutes of the Regular Meeting of the Calgary Planning Commission, 2023
 September 21:**

“A clerical correction was noted on page 1 of attachment 1 of Report CPC2023-0985, in the 1st paragraph, last sentence, by deleting the words "rear lane" and by substituting with the words "5 Street NE".”

HIGHLIGHTS

- This application seeks to redesignate the subject parcel 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 regarding this proposal.

DISCUSSION

This land use amendment in the northeast community of Renfrew was submitted by Horizon Land Surveys on behalf of the landowners Vivien Lai, Kenneth Chu, Renee Tam and Miles

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Nabata on 2023 July 05. No development permit has been submitted at this time. See Applicant Submission (Attachment 2).

The 0.04 hectare (0.10 acre) parcel is on the south west corner of 14 Avenue NE and 5 Street NE. The site is developed with a single-detached dwelling and a detached garage with lane access at the rear.

The site is well served by amenities, commercial areas and transit. The site is 50 metres west (one-minute walk) from Lawson's Park and 500 metres (eight-minute walk) from the Renfrew Aquatic and Recreation Centre. The site is also 350 metres west (six-minute walk) from the Colonel Macleod School and Playground. The site is also 280 metres south (five-minute walk) from 16 Avenue NE, which includes local shops and a supermarket, and 600 metres (10-minute walk) from local shopping on Edmonton Trail. Transit stops are available along 16 Avenue NE, Edmonton Trail NE and 12 Avenue NE.

A detailed planning evaluation, including location and site context is provided in 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 of the site and went door-to-door to speak with residents directly.

The applicant cited the main concerns heard during the engagement included increased traffic, density, height, shadow effects and safety. The Applicant Outreach Summary is contained 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 three letters of opposition to the application, which included concerns involving noise and pollution, loss of street parking, shadowing and privacy, increased density and impact to property values.

The Renfrew Community Association responded to the circulation on 2023 August 4 noting an existing fire hydrant on-site limiting on-street parking in the immediate vicinity of the lot and encouraged the addition of trees at the development permit submission stage. The community association's response can be found in Attachment 4.

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Following Calgary Planning Commission, notifications for a Public Hearing of Council will be posted on-site and mailed to adjacent owners. In addition, the Commission’s recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed R-CG District would allow for additional housing types and accommodates site and building design that is adaptable to the functional requirements of evolving household and lifestyle needs.

Environmental

This application does not include any specific actions that address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Future opportunities to align future development on this site with applicable strategies will be explored and encouraged at the subsequent development approval stages.

Economic

The proposed land use would allow for a more efficient use of land, existing infrastructure and services while providing more housing choices in the community.

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 203D2023**
6. **CPC Member Comments**
7. **Public Submissions**

Department Circulation

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