

Land Use Amendment in Rosedale (Ward 7) at 1619 – 9 Street NW, LOC2023-0173

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 1619 – 9 Street NW (Plan 2187V, Block 9, Lots 9 and 10) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual Narrow Parcel One Dwelling (R-C1N) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023
 SEPTEMBER 21:**

That Council give three readings to **Proposed Bylaw 205D2023** for the redesignation of 0.06 hectares ± (0.14 acres ±) at 1619 – 9 Street NW (Plan 2187V, Block 9, Lots 9 and 10) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual Narrow Parcel One Dwelling (R-C1N) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to support the subdivision of the site and allow for single detached dwellings on narrow or small parcels.
- 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 – Contextual Narrow Parcel One Dwelling (R-C1N) District will allow for additional dwelling units in the community in a contextually sensitive way, and a more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed R-C1N District will allow for more housing and options that may 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 northwest community of Rosedale, was submitted by Horizon Land Surveys on behalf of the landowner Yuanyuan Amanda Zhang on 2023 July 05. As per the Applicant Submission (Attachment 2), the intent of the application is to support a subdivision application (SB2023-0250, submitted on 2023 July 19) that is seeking to create two narrow parcels to allow for one contextual single detached dwelling in each new lot. No development permit has been submitted at this time.

The proposed R-C1N District accommodates contextually sensitive redevelopment in the form of single detached dwellings on narrow or small parcels. Like the R-C1 District, the R-C1N District also allows for the development of backyard or secondary suites on a parcel under certain conditions through the discretionary use permitting process.

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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 the public/interested parties and the respective community association was appropriate. In response, the applicant hand-delivered postcards to residents within a 90-metre radius, spoke with residents to obtain neighbourhood concerns, connected with the Ward 7 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 four responses from the public in support of the proposed land use amendment, and 40 responses in opposition, noting the following areas of concern:

- impacts on street parking and increased local traffic which creates safety concern for pedestrians, in particular children attending Rosedale School (K-9);
- width of historic laneway to support more vehicular traffic and community servicing;
- subdivision and development that will be allowed by the successful land use redesignation is not keeping in character of the street and neighbourhood (50 foot - 15 metres width lots);
- type of dwelling that will likely be developed (narrow or "skinny" house) is not in keeping with the older bungalow-style homes on the block, or wide frontage modern infills;
- historic nature of community is not set up for densification given the existing layout and lack of street connectivity;
- densification (two single detached homes on a parcel that currently hosts one) that does not truly support densification or affordable housing goals;
- approval of application may set a precedent across the entire community;
- additional and taller homes may block natural light and impose on smaller, older bungalow style homes adjacent to the subject site;
- loss of established and mature vegetation;
- more waste/recycling/organics bins and accessory dwelling units;
- generalized understanding that the community of Rosedale is a R-C1 single family community; decrease of property value of the entire community; any redesignation to another land use district should not be supported.

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Administration also received a petition with 259 signatures against this application, detailing similar concerns as noted above.

The Rosedale Community Association provided an e-mail response indicating their opposition on 2023 August 10 (Attachment 4). The email outlined concerns related to:

- a restrictive covenant registered on the subject site that restricts more than one single dwelling on a 50-foot lot;
- on-street parking;
- increase traffic and noise;
- higher density;
- precedent setting to creating narrow lots to accommodate infill development; and
- potential reduction on house values.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The R-C1N District is intended to accommodate a narrow range of housing options 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/site design and 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.

IMPLICATIONS

Social

The proposed land use will allow for the subject site, when subdivided, to accommodate one additional main residential building in the community and may better accommodate the housing needs of different age groups, lifestyles and demographics which contributes to the vitality and spirit of the neighbourhood.

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.

Planning and Development Services Report to
Calgary Planning Commission
2023 September 21

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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 205D2023**
- 6. Public Submissions**
- 7. Confidential Public Submissions**
- 8. CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform