

**Land Use Amendment in Greenview (Ward 4) at 339 Greenfield Road NE,
 LOC2023-0074**

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 339 Greenfield Road NE (Plan 6514HW, Block 6, Lot 27) 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 Residential – Contextual One / Two Dwelling (R-C2) 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 may be 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 choices 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 in the northeast community of Greenview was submitted by Horizon Land Surveys on behalf of Moak Properties Ltd. on 2023 March 27. No development permit has been submitted at this time; however, as noted in the Applicant's Submission (Attachment 2), the intent is to apply for a four-unit development with four secondary suites.

The 0.06 hectare \pm (0.14 acres \pm) laned site is located at the intersection of Greenfield Road NE and 3 Street NE, one block west of Edmonton Trail NE. Surrounding development is predominantly single detached dwellings with a few semi-detached dwellings and a multi-residential development also in the vicinity. This application is the first R-CG proposal in the community of Greenview.

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

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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 and, where possible, discussed the application with residents within a 90 metre radius of the site. On 2023 April 20, the applicant met with residents and the Thorncliffe Greenview Community Association (TGCA) to discuss the proposed land use redesignation. Between 2023 May and October the applicant met with various residents as well as with the Ward 4 Councillor. 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 14 letters of opposition and one letter of support. The letters of opposition included the following areas of concern and one common request:

- increased density and housing form;
- increased traffic and parking;
- large number (24) of waste and recycling bins required;
- loss of mature trees;
- concern related to aging infrastructure and flooding;
- incompatible building massing in relation to the one-storey bungalow style homes in the community; and
- request to exclude secondary suites by using R-CGex designation.

The TGCA provided a letter of opposition dated 2023 May 4 (Attachment 4). The letter highlights a variety of concerns like the ones expressed by the residents and included above. Thus, the letter requests that the proposal be updated to R-CGex. The TGCA request to exclude secondary suites is to mitigate parking, waste and recycling, site design and context concerns. On 2023 June 22, Administration met with the TGCA board members to further discuss the application, answer questions and provide information. In early November, the TGCA verbally reiterated concerns and request to update the application to R-CGex.

Administration considered the relevant planning issues to the application and has determined the proposal to be appropriate as it allows for an appropriate density increase that is sensitive to the context. 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 application would enable additional housing types in the form of townhouse and rowhouses, as such the proposal may accommodate the housing needs of different age groups, lifestyles and demographics.

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 application would allow for a more efficient use of land, existing infrastructure and services, and provide 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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform