

**Land Use Amendment in Crescent Heights (Ward 7) at 236 – 11 Avenue NE,
 LOC2023-0288**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.04 hectares ± (0.09 acres ±) located at 236 – 11 Avenue NE (Plan 470P, Block 22, a portion of Lot 1) 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 broaden the options for redevelopment of the site 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 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.
- No development permit has 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 Crescent Heights was submitted by Pat Churchman on behalf of the landowner, George Kamasinsky on 2023 September 27. No development permit has been submitted at this time; however as noted in the Applicant Submission (Attachment 2), is the applicant intends to broaden the options available for the redevelopment of the site.

The approximately 0.04 hectare (0.09 acre) site is located on the northwest corner of 11 Avenue NE and 2 Street NE. It is currently developed with a single detached dwelling and a detached garage, accessed from 2 Street NE. The site is approximately 600 metres (eight-minute walk) south of 16 Avenue NE and approximately 140 metres (two-minute walk) west of Edmonton Trail NE, both of which are Urban Main Streets. The subject site is 700 metres (10-minute walk) east of the Crescent Heights Community Association and the North Hill Community Curling Club.

The parcel is within the Beaumont/Regal Terrace Heritage Guideline Area of the LAP and its policies will be used to inform the building design as part of any future development permit review.

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A detailed planning evaluation of the application, including 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 contacted both the Crescent Heights Community Association and the Ward 7 Councillor's Office and distributed approximately 50 letters to surrounding neighbours. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

In keeping with Administration's practice, 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 two letters of opposition from the public. The letters of opposition included the following areas of concern:

- increased parking requirements;
- adequate yard space of future development;
- space for waste and recycling services and added bins; and
- the future condition of the back lane.

The Crescent Heights Community Association provided a response in opposition on 2023 November 8 (Attachment 4) identifying the following concerns:

- increased water management;
- loss of affordable housing in the community;
- carbon emissions associated with new construction; and
- implications for biodiversity and the urban forestry.

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 and on-site parking will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for Public Hearing of Council for the land use amendment 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 proposed R-CG District would allow for a wider range of housing types than the current land use district and may better 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*. The proposed redesignation does however provide small and incremental climate benefits by allowing more people to live near existing services and amenities and optimizing existing transit infrastructure. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stage.

Economic

The ability to develop up to two dwelling units and secondary suites on this site 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. Application Outreach Summary
4. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform