

**Land Use Amendment in Renfrew (Ward 9) at 928 Renfrew Drive NE, LOC2023-0162**

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**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.07 hectares ± (0.17 acres ±) located at 928 Renfrew Drive NE (Plan 1838GT, Block 3, Lot 7) 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 *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 for five units and five secondary suites has been submitted and is currently under review.
- There is no previous Council direction regarding this proposal.

**DISCUSSION**

This land use amendment was submitted on 2023 June 22 by Sphere Architecture on behalf of the landowner, Expansion Ventures Inc. (Kam Dhaliwal). A development permit has been submitted and is currently under review. The applicant's proposal is to develop five residential units with secondary suites in a semi-detached and townhouse form.

The approximately 0.07 hectares (0.17 acres) mid-block site is located on Renfrew Drive 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 and transit. The site is 200 metres (three-minute walk) south of Renfrew Off Leash Dog Park. The Renfrew Community Association is located 850 metres (twelve-minute walk) to the west. The site is also within one kilometre of both 16 Avenue NE and 1 Avenue NE, which include neighbourhood commercial businesses and amenities. Transit stops are available along 8 Avenue NE and Radford Road NE.

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A detailed planning evaluation, 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 met with the Renfrew Community Association as well as a consultant representing adjacent landowners and sent out information flyers to affected residents. 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 of opposition. The letter cited height, density and built form as areas of concern.

The Renfrew Community Association did not provide comments at the time of writing this report.

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 parking will be reviewed and determined at the 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, 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 households and lifestyle needs.

#### Environmental

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

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**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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform