

**Land Use Amendment in Renfrew (Ward 9) at 602 – 13 Avenue NE, LOC2023-0286**

**RECOMMENDATIONS:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 602 – 13 Avenue NE (Plan 791P, Block 56, Lots 19 and 20) 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 parcel to allow for rowhouses and townhouses, in addition to the building types already listed in the existing 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 an 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.
- No 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 New Century Design on behalf of the landowner, Roy Olson & Company Ltd., on 2023 September 26. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), the applicant identified the intent to build a rowhouse development with four units and four secondary suites.

The approximately 0.06 hectare (0.14 acre) parcel is on the northeast corner of 13 Avenue NE and 5 Street NE. The site is developed with a single-detached dwelling and an attached garage with lane access at the rear.

The site is well served by amenities, commercial areas and transit. The site is directly south from Lawson's Park and 350 metres west (a six-minute walk) from the Renfrew Aquatic and Recreation Centre. The site is also 400 metres west (a seven-minute walk) from the Colonel Macleod School and Playground. The site is also 300 metres south (a five-minute walk) from 16 Avenue NE, which includes local shops and a supermarket, and 500 metres east (an eight-minute walk) from local shopping on Edmonton Trail. Transit stops are available along 16 Avenue NE, Edmonton Trail NE and 12 Avenue NE.

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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 80 neighbours within a 60-metre radius of the site on 2023 October 3. In addition, the applicant sent letters to the Ward 9 Councillor and Renfrew Community Association on 2023 September 30 and met with the Renfrew Community Association Board on 2023 October 18.

The applicant received three letters of opposition and one neutral letter from community members citing concerns including waste bins (quantity and storage), building and community character, future built form, property values and rental units, increased on-street parking, increased density and burden on infrastructure. For details, refer to the Applicant Outreach Summary (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 and one letter of support to the application, which included concerns involving:

- increased density and loss of privacy;
- loss of on-street parking and traffic impacts; and
- waste and recycling considerations.

No comments were received from the Renfrew Community Association (CA). Administration contacted the CA to follow up and no response was received.

Following Calgary Planning Commission, notification 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.

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**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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform