

Land Use Amendment in Renfrew (Ward 9) at 540 – 10 Avenue NE, LOC2023-0323

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 ±) located at 540 – 10 Avenue NE (Plan 470P, Block 45, Lots 1 and 2) 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 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 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 it 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 it 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 Renfrew was submitted by Horizon Land Surveys on behalf of the landowners Paramvir Singh and Manwinder Singh Warring, on 2023 October 20. No development permit has been submitted, however, the applicant has identified the intent to develop a rowhouse building in the Applicant Submission (Attachment 2).

The approximately 0.06 hectare (0.14 acre) corner site is located at the northwest corner of 10 Avenue NE and 5 Street NE. There is currently a single detached residential dwelling on site with an accessory building (detached garage) accessed from 5 Street NE. The site is approximately 300 metres (a five-minute walk) from Edmonton Trail NE, an Urban Main Street, 300 metres (a five-minute walk) from Stanley Jones School and 400 metres (a six-minute walk) from the Renfrew Community Association. There are multiple transit routes located on Edmonton Trail NE, 12 Avenue NE and 6 Street NE within 325 metres (a five-minute walk) of the subject parcel.

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 visited homes and delivered post cards within a 100-metre radius to discuss the application in person with residents. The applicant reached out to the Renfrew Community Association but did not receive a response. 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 from the public. Concerns noted were related to the proposed land use and its potential negative impact on density and built form, privacy and character of the community. No comments from the Renfrew Community Association (CA) were received. Administration contacted the CA to follow up and no response was received.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The R-CG District enables development at a scale that is contextually appropriate in an existing low density residential area. The building and site design, on-site parking and number of units 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 out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed R-CG District would allow for the development of a variety of housing types that may better accommodate the needs of different households and lifestyles which contributes to a more inclusive community.

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.

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Economic

The proposed land use amendment would provide increased housing choice and diversity in the community allowing for a more efficient use of land, services and existing infrastructure.

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