

Land Use Amendment in Renfrew (Ward 9) at multiple properties, LOC2023-0398

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.09 hectares \pm (0.22 acres \pm) located at 525, 527 and 529 – 12 Avenue NE (Plan 2310226, Block 46, Lots 41 to 43) from Residential – Contextual One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) District.

HIGHLIGHTS

- This land use amendment application seeks to redesignate the subject property to allow for a variety of housing forms in a nature and at a scale that is consistent with low density residential districts.
- 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 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 Housing – Grade Oriented (H-GO) 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 H-GO 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 Tricor Design Group on behalf of the landowner, Melcom Homes LTD. on 2023 December 15. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), their intent is to apply for a multi-residential development in the future.

The 0.09 hectare midblock site consists of three titled parcels and is located on 12 Avenue NE, approximately 280 metres (a five-minute walk) east of Edmonton Trail NE and approximately 450 metres (a nine-minute walk) south of 16 Avenue NE. The site is generally flat and currently vacant. There is a rear lane to provide vehicle access in the future. The proposed H-GO District would accommodate site and building design that is adaptable to evolving housing needs, and allow for a range of housing forms where dwelling units can be attached or stacked within a shared building or cluster of buildings.

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 the Community Association was appropriate. In response, the applicant emailed the Renfrew Community Association for comments and delivered letters to adjacent properties. 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 three letters of opposition from the public. The letters included the following areas of concern:

- increased traffic and parking issues;
- privacy, shadow and massing concerns due to increased building height;
- massing and potential overbuilding on this mid-block site would make it out of place;
- effect on the value of the existing neighbouring properties; and
- without a concurrent application, the community is not informed well enough about the proposed changes in terms of how this application will impact the site and surrounding neighbourhood.

The Renfrew Community Association did not provide comments on this application. Administration has followed up with the community association and did not receive a response.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The proposed H-GO District meets the site selection criteria in the Land Use Bylaw and aligns with applicable policies in the MDP and the LAP. 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 for the land use amendment 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 land use district would allow for a diversity of housing options that may better accommodate the needs of different age groups, lifestyles and demographics.

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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 land use would allow for a more efficient use of land, existing infrastructure and services, and may provide more housing choices on 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