

**Road Closure and Land Use Amendment in Renfrew (Ward 9) at 956 Radnor Avenue NE, LOC2024-0259**

**RECOMMENDATIONS:**

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed road closure of 0.005 hectares  $\pm$  (0.012 acres  $\pm$ ) of road (Plan 2510893, Area 'A') adjacent to 956 Radnor Avenue NE, with conditions (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.18 hectares  $\pm$  (0.44 acres  $\pm$ ) located at 956 Radnor Avenue NE (Plan 4221GL, Block 24, Lots 1, 2 and 3) and closed road (Plan 2510893, Area 'A') from Residential – Grade-Oriented Infill (R-CG) District and Undesignated Road Right-of-Way to Multi-Residential – Contextual Medium Profile (M-C2f1.5) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025 JUNE 5:**

That Council:

1. Give three readings to **Proposed Bylaw 9C2025** for the road closure of 0.005 hectares  $\pm$  (0.012 acres  $\pm$ ) of road (Plan 2510893, Area 'A') adjacent to 956 Radnor Avenue NE, with conditions (Attachment 2); and
2. Give three readings to **Proposed Bylaw 124D2025** for the redesignation of 0.18 hectares  $\pm$  (0.44 acres  $\pm$ ) located at 956 Radnor Avenue NE (Plan 4221GL, Block 24, Lots 1, 2 and 3) and closed road (Plan 2510893, Area 'A') from Residential – Grade-Oriented Infill (R-CG) District and Undesignated Road Right-of-Way to Multi-Residential – Contextual Medium Profile (M-C2f1.5) District.

**HIGHLIGHTS**

- This application seeks to close a portion of road and redesignate the closed road and the adjacent parcel located at 956 Radnor Avenue NE to Multi-Residential – Contextual Medium Profile (M-C2f1.5) District, allowing for future consolidation to accommodate grade-oriented multi-residential development at a scale compatible with low density residential districts.
- The proposal represents an appropriate increase in density of a residential site, allows for development that is compatible with existing development in the community, and aligns with policies in the *Municipal Development Plan* (MDP) and the *North Hill Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? The proposed land use amendment would allow for greater housing choice, more efficient use of existing infrastructure and an increase in density in close proximity to transit, linking more residents to sustainable transportation options.
- Why does this matter? The proposed Multi-Residential – Contextual Medium Profile (M-C2f1.5) District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles, and demographics.

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- A development permit (DP2024-07311) for a 34-unit grade-oriented multi-residential residential development has been submitted and is under review.
- There is no previous Council direction related to this proposal.

### **DISCUSSION**

This application, in the northeast community of Renfrew, was submitted by CivicWorks on behalf of the landowners, Old Street Renfrew 13 GP INC., on 2024 October 18. The Applicant Submission can be found in Attachment 4. The approximately 0.18 hectare (0.44 acre) corner parcel is located at the intersection of Radnor Avenue NE and Remington Road NE. The parcel is currently vacant and is accessed from the rear lane.

The proposed development also includes the closure and purchase of a small 0.005 hectares  $\pm$  (0.012 acres  $\pm$ ) triangular portion of unused road right-of-way at the southwest corner of the site, as shown in Attachment 3. This closure is intended to support the development of the site by creating a regularly shaped parcel to ensure the efficient and optimal utilization of the site, minimizing wasted space.

The site is well served by Calgary Transit including the Route 303 MAX Orange (Brentwood/Saddletowne) service along 16 Avenue NE which is within 300 metres (a five-minute walk) of the site, is part of the Primary Transit Network and is an Urban Main Street. The site is within proximity to various schools, parks and open spaces, and is within 215 metres (a four-minute walk) of the Renfrew Aquatic and Recreation Centre. A concurrent development permit (DP2024-07311) for a grade-oriented multi-residential development with 34 dwelling units was submitted on 2024 October 14 and is under review.

The proposed M-C2f1.5 District would allow for the development of grade-oriented multi-residential housing. The proposed district supports flexibility in unit counts as well as site and building design that is compatible with existing development while adapting to the functional needs of evolving households.

A detailed planning evaluation of the application, 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 relevant public groups and the respective community association was appropriate. In response, the applicant:

- hand delivered postcards and brochures to residents within a 200-metre radius of the site;
- shared development plans with the Community Association and Ward 9 Office;

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- provided additional supplementary on-site signage;
- had an in-person meeting with a neighbourhood group;
- provided a phone number and email address as a direct line of contact; and
- hosted a digital information session.

A comprehensive summary is available for review in the Applicant Outreach Summary (Attachment 5).

**City-Led Outreach**

In keeping with Administration's practices, this application was circulated to relevant public groups, notice posted on site and published [online](#). Notification letters were also sent to adjacent landowners. Administration received 10 responses from the public, two in support and one neutral, while seven were in opposition including a letter from a neighbourhood group consisting of 13 residents, noting the following areas of concern:

- privacy issues and shadowing impacts due to massing of proposed buildings;
- insufficient building setbacks;
- disruption of community character;
- insufficient capacity of aging infrastructure to support 34 units;
- density and potentially inappropriate land use;
- parking issues and increased traffic leading to safety concerns for school children; and
- potential challenges with waste management.

The comments in support noted that the proposal was much more appropriate than what was proposed previously, while the neutral comment suggested a lower number of units would be more supportable.

The Renfrew Community Association (CA) offered a neutral response (Attachment 6), highlighting that the current proposal is more suitable than the previous one from a different applicant. They acknowledged that the proposal better fits the surrounding context and commended the design and site layout. However, the CA expressed concerns about the potential impact on parking availability and questioned whether the proposed density may still be too high.

Administration considered the relevant planning issues specific to the application and have determined the proposed land use to be appropriate. The M-C2f1.5 District is intended to provide for Multi-Residential Development in a variety of housing forms within Developed Areas close to or adjacent to low density residential development. The proposed land use provides an appropriate density increase within a neighbourhood while being sensitive to adjacent development. The proposed M-C2f1.5 District contains regulations that aim to manage building heights for parcels adjacent to low-density residential districts. This ensures a gradual transition in building height. In addition, parking, setbacks and alignment with infrastructure capacity will be assessed as part of the development permit process.

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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 application allows for the development of a variety of housing forms which may increase the diversity of housing options in the area. The M-C2f1.5 District encourages development that is oriented towards pedestrians and public transportation, which can promote walkability, reduce traffic congestion, and increase access to amenities. This can benefit social well-being by providing residents with more opportunities for social interaction and physical activity.

**Environmental**

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050* at either the land use or development permit stage.

**Economic**

The proposed land use would allow for a more efficient use of land, existing infrastructure and services, and provide more compact housing 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. Proposed Road Closure Conditions of Approval
3. Registered Road Closure Plan
4. Applicant Submission
5. Applicant Outreach Summary
6. Community Association Response
7. **Proposed Bylaw 9C2025**
8. **Proposed Bylaw 124D2025**
9. **CPC Member Comments**
10. **Public Submissions**

**Planning and Development Services Report to  
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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform