

**Calgary Planning Commission Report to
Public Hearing Meeting of Council
2018 July 23**

**ISC: UNRESTRICTED
CPC2018-0675
Page 1 of 8**

**Land Use Amendment in Renfrew (Ward 9) at 1107 – 8 Avenue NE, LOC2018-0058,
Bylaw 214D2018**

EXECUTIVE SUMMARY

This application was submitted by CivicWorks Planning + Design on 2018 March 12 on behalf of the landowner, Renfrew1107 Ltd. This application proposes to change the designation of this property from Residential – Contextual One / Two Dwelling (R-C2) District to the Residential – Grade-Oriented Infill (R-CG) District to allow for:

- rowhouses, in addition to building types already allowed on this site (e.g. single detached, semi-detached, duplex homes, and suites);
- a maximum building height of 11 metres (an increase from the current maximum of 10 metres);
- a maximum of four dwelling units (an increase from the current maximum of two dwelling units); and
- the uses listed in the proposed R-CG District.

This proposal is in keeping with applicable policies of the *Municipal Development Plan* and aligns with the *North Bow Design Brief*.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 1107 – 8 Avenue NE (Plan 8150AN, Block 157, Lot 1) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential Grade – Oriented Infill (R-CG) District; and
2. Give three readings to the proposed bylaw.

Moved by: J. Scott

Carried: 7 – 0

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION, DATED 2018 JUNE 14:

That Council hold a Public Hearing on Bylaw 214D2018; and

1. **ADOPT** the proposed redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 1107 – 8 Avenue NE (Plan 8150AN, Block 157, Lot 1) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential Grade – Oriented Infill (R-CG) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 214D2018.

**Calgary Planning Commission Report to
Public Hearing Meeting of Council
2018 July 23**

**ISC: UNRESTRICTED
CPC2018-0675
Page 2 of 8**

**Land Use Amendment in Renfrew (Ward 9) at 1107 - 8 Avenue NE, LOC2018-0058,
Bylaw 214D2018**

PREVIOUS COUNCIL DIRECTION / POLICY

None.

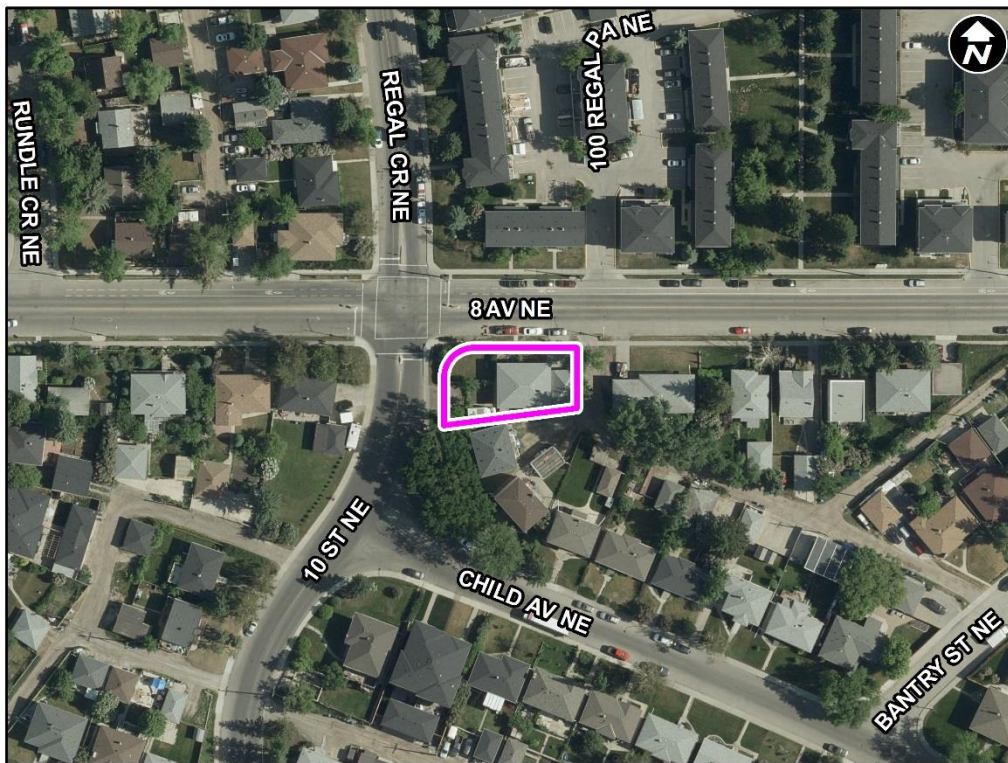
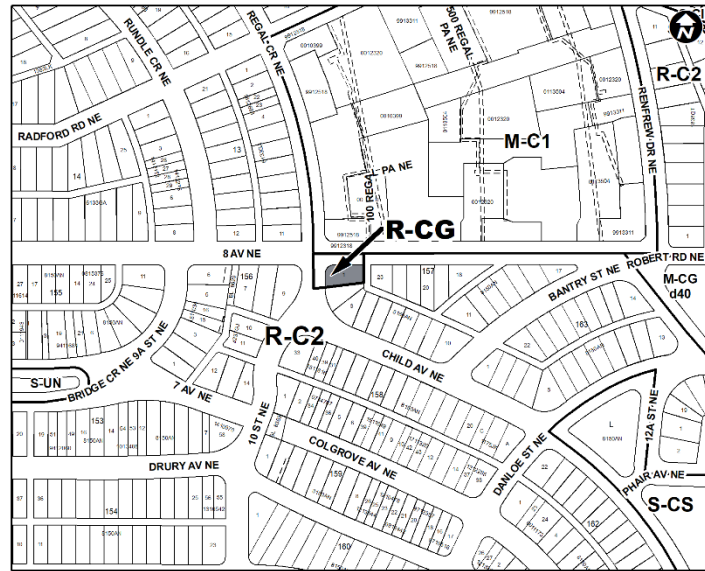
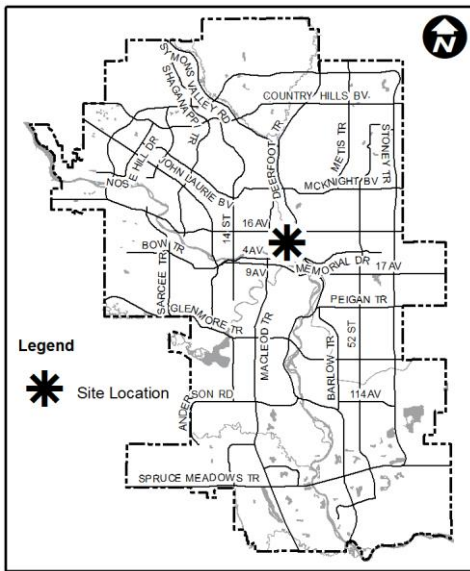
BACKGROUND

The current R-C2 District is intended to accommodate residential development in the form of single detached, semi-detached, and duplex dwellings in developed areas of the City. The district allows for a maximum of two dwelling units and a maximum building height of 10 metres.

A development permit (DP2018-1067) was submitted separately for the redevelopment of subject site that proposes a two-storey, four unit rowhouse building and a detached four-car garage. This application is currently under review by Administration. As such, a land use redesignation application is necessary to allow for the proposed rowhouse development to be realized. No decision will be made on the development permit until Council has made a decision on this land use redesignation application.

**Land Use Amendment in Renfrew (Ward 9) at 1107 - 8 Avenue NE, LOC2018-0058,
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Location Maps



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Site Context

The subject site is located in the community of Renfrew at the southeast corner of 8 Avenue NE and 10 Street NE. The predominant land use in this area is Residential – Contextual One / Two Dwelling (R-C2) District, with the exception of a large multi-residential development to the north, known as Regal Park, designated under the Multi-Residential – Contextual Low Profile (M-C1) District. Surrounding development to the east, south and west of the subject site, consists of a mixture of single and semi-detached dwellings.

The subject site is approximately 0.06 hectares in size with approximate dimensions of 17.5 metres by 33.5 metres. The site has lane access along the east property line, accessed from 8 Avenue NE. The site is currently developed with a one-storey single detached dwelling and a two-car garage accessed 8 Avenue NE. The site also has a two-car parking pad accessed from 10 Street NE.

As identified in *Figure 1*, the community of Renfrew reached its peak population in 1968 with 8,019 residents. The current population for the community is 6,397 residents, a decline of 1,622 residents (-20 percent) from peak population.

Figure 1: Community Peak Population

Renfrew	
Peak Population Year	1968
Peak Population	8,019
2017 Current Population	6,397
Difference in Population (Number)	-1,622
Difference in Population (Percentage)	-20%

Source: The City of Calgary 2017 Civic Census

Additional demographic and socio-economic information may be obtained online through the [Renfrew](#) community profile.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This proposal allows for a range of building types that have the ability to be compatible with the established built form for the neighbourhood. The proposal meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

Land Use

The existing Residential – Contextual One / Two Dwelling (R-C2) District is a residential designation in developed areas that is intended to accommodate existing residential development and contextually sensitive redevelopment in the form of single detached, semi-detached, and duplex dwellings. Single detached homes may include a secondary suite. The R-C2 District allows for a maximum building height of 10 metres and a maximum density of two dwelling units.

**Land Use Amendment in Renfrew (Ward 9) at 1107 - 8 Avenue NE, LOC2018-0058,
Bylaw 214D2018**

The proposed Residential – Grade-Oriented Infill (R-CG) District is a residential designation that is primarily for two to three storey (11 metres maximum) rowhouse developments where one façade of each dwelling unit must directly face a public street. The maximum density of 75 units per hectare would allow for up to four dwelling units on the subject site.

The R-CG District also allows for a range of other low-density housing forms, such as single detached, semi-detached and duplex dwellings. Secondary suites (one Backyard Suite or Secondary Suite per unit) are also allowable in R-CG developments. Secondary suites do not count towards density and do not require motor vehicle parking stalls in the R-CG District provided they are below 45 square metres in size.

Implementation

Administration is reviewing an associated development permit (DP2018-1067) application for the redevelopment of the subject site. The development permit proposes a two-storey, four unit rowhouse building and a detached four-car garage. Administration's review of the development permit will determine the building design, number of units and site layout details, such as parking, landscaping and site access. No decision will be made on the development permit until Council has made a decision on this land use redesignation application.

Infrastructure

Transportation Networks

Pedestrian and vehicular access to the site is available from 8 Avenue NE, 10 Street NE and the rear lane. The area is served by Calgary Transit bus service Route 17 Renfrew / Ramsay with a bus stop within approximately 100 metres walking distance of the site on 8 Avenue NE. On-street parking adjacent to the site is unregulated.

Utilities and Servicing

Water, sanitary, and storm sewer mains are available and can accommodate the potential redevelopment of the subject site without the need for off-site improvements at this time.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent land owners and the application was advertised online.

Following Calgary Planning Commission, notifications for 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.

Land Use Amendment in Renfrew (Ward 9) at 1107 - 8 Avenue NE, LOC2018-0058, Bylaw 214D2018

The Renfrew Community Association identified by email correspondence on 2018 April 13 that they had no objections to this proposed land use redesignation application.

No citizen comments were received by Administration regarding the proposed redesignation.

In addition to Administration's standard practices, the applicant, CivicWorks Planning + Design, also met with the Community Association's Planning & Development Committee in 2018 February to discuss the proposed land use redesignation and associated development vision. The applicant also installed supplementary on-site signage, and hand delivered information postcards to ensure surrounding area neighbours were aware of proposed changes to the subject site. Details into the applicant's supplementary engagement efforts are outlined in Attachment 1 of this report.

Engagement

No public meetings were held by the applicant or Administration in association with this application.

Strategic Alignment

Calgary International Airport Vicinity Protection Area Regulation (2009)

The subject site falls within the Airport Vicinity Protection Area (AVPA) Regulation area and is located within the 25-30 Noise Exposure Forecast (NEF) contour. Residential uses are not considered prohibited uses within this NEF area.

South Saskatchewan Regional Plan (Statutory, 2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the *South Saskatchewan Regional Plan* (SSRP). The site is located within the 'City, Town' area as identified on Schedule C: South Saskatchewan Regional Plan Map in the SSRP. While the SSRP makes no specific reference to this site, the proposal is consistent with the policies on Land Use Patterns.

Municipal Development Plan (Statutory, 2009)

The subject site is located within the Residential - Developed - Inner City area, according to the Urban Structure Map (Map 1) of the *Municipal Development Plan* (MDP). The applicable MDP policies encourage redevelopment of inner-city communities that is similar in scale and built form to existing development, including a mix of housing, such as townhouses and rowhousing. The MDP also calls for a modest intensification of the inner city, an area serviced by existing infrastructure, public amenities and transit.

The proposal is in keeping with relevant MDP policies as the rules of the R-CG District provide for a development form that may be sensitive to existing residential development in terms of height, built form and density.

**Land Use Amendment in Renfrew (Ward 9) at 1107 - 8 Avenue NE, LOC2018-0058,
Bylaw 214D2018**

North Bow Design Brief (Non-statutory, 1977)

The subject site falls within the plan boundaries of the *North Bow Design Brief*. The *North Bow Design Brief* identifies the subject site as located within a Low Density Residential area. While this application was evaluated primarily against current MDP policies, this non-statutory document outlines guidelines to consider for land use redesignations that are relevant to this application. This Design Brief indicates that redesignations of this nature may be permitted in areas where there are adequate transportation, shopping, cultural, education and recreation facilities. Further, it also identifies that land use redesignations may be permitted in contexts where a parcel fronts on to major or collector roads and are adjacent to transit. The proposed land use redesignation application is consistent with these guidelines as it promotes sensitive and compatible infill redevelopment along a collector road (8 Avenue NE) and in close proximity to transit and community amenities.

Location Criteria for Multi-Residential Infill (Non-statutory, 2014)

While the proposed R-CG District is not a multi-residential land use, the Location Criteria for Multi-Residential Infill was amended to consider all R-CG redesignation proposals under these guidelines as the R-CG allows for a building form comparable to other multi-residential developments.

The guidelines are not meant to be applied in an absolute sense, but are used in conjunction with other relevant planning policy, such as the MDP or local area policy plans, to assist in determining the appropriateness of an application in the local context.

The subject site meets the majority of the location criteria, including:

- on a corner lot;
- within 400 metres of a transit stop;
- within 600 metres of an existing or planned primary transit stop;
- on a collector or higher standard roadway on at least one frontage;
- adjacent to existing or planned non-residential development or multi-unit development; and
- direct lane access.

Moderate intensification in this location has a minimal impact on adjacent sites, and is therefore considered appropriate.

Social, Environmental, Economic (External)

The recommended land use allows for a wider range of housing types than the existing R-C2 District and as such, the proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics.

An Environmental Site Assessment was not required for this application.

Calgary Planning Commission Report to
Public Hearing Meeting of Council
2018 July 23

ISC: UNRESTRICTED
CPC2018-0675
Page 8 of 8

**Land Use Amendment in Renfrew (Ward 9) at 1107 - 8 Avenue NE, LOC2018-0058,
Bylaw 214D2018**

Financial Capacity

Current and Future Operating Budget

There are no known impacts to the current and future operating budgets at this time.

Current and Future Capital Budget

The proposed amendment does not trigger capital infrastructure investments and therefore there are no growth management concerns at this time.

Risk Assessment

There are no known risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposed land use redesignation is in keeping with applicable policies of the *Municipal Development Plan* and the *North Bow Design Brief*. The proposed R-CG District is intended for parcels located near or directly adjacent to low density residential development, while allowing for a range of building types that have the ability to be compatible with the surrounding built form of the existing neighbourhood. The proposal also assists in better accommodating the evolving range of housing needs of different age groups, lifestyles and demographics.

ATTACHMENT(S)

1. Applicant's Submission
2. Community Association Letter
3. Proposed Bylaw 214D2018