

Planning & Development Report to  
Calgary Planning Commission  
2019 February 07

ISC: UNRESTRICTED  
CPC2019-0097

## Land Use Amendment in Renfrew (Ward 9) at 1101 Russet Road NE, LOC2018-0201

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### EXECUTIVE SUMMARY

This land use redesignation application was submitted by CivicWorks Planning + Design on 2018 March 12 on behalf of the landowner, Steven K Jewan. 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-CGex) District to allow for:

- rowhouses without secondary suites or backyard suites, in addition to building types already allowed on this site (e.g. single detached, semi-detached, and duplex homes);
- a maximum building height of 11 metres (an increase from the current maximum of 10 metres);
- a maximum of five dwelling units (an increase from the current maximum of two dwelling units); and
- the uses listed in the proposed R-CGex District.

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

A development permit application for a five-unit rowhouse development has been submitted and is under review by Administration.

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**ADMINISTRATION RECOMMENDATION:**

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.07 hectares  $\pm$  (0.17 acres  $\pm$ ) located at 1101 Russet Road NE (Plan 6133GA, Block 5, Lot 29) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential Grade – Oriented Infill (R-CGex) District; and
2. Give three readings to the proposed bylaw.

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**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2019 FEBRUARY 07:**

That Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 0.07 hectares  $\pm$  (0.17 acres  $\pm$ ) located at 1101 Russet Road NE (Plan 6133GA, Block 5, Lot 29) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential Grade – Oriented Infill (R-CGex) District; and
2. Give three readings to **Proposed Bylaw 67D2019**.

**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

**BACKGROUND**

This land use amendment application was initially submitted by CivicWorks Planning + Design on 2018 March 12 on behalf of the landowner, Steven K Jewan.

On 2018 December 20, the applicant requested that their land use redesignation be updated and revised from R-CG to R-CGex to respond to community feedback received and provide additional certainty to the surrounding community that secondary suites will not be permitted or constructed on the site. The applicant's submission found in Attachment 1 of this report outlines this recent change.

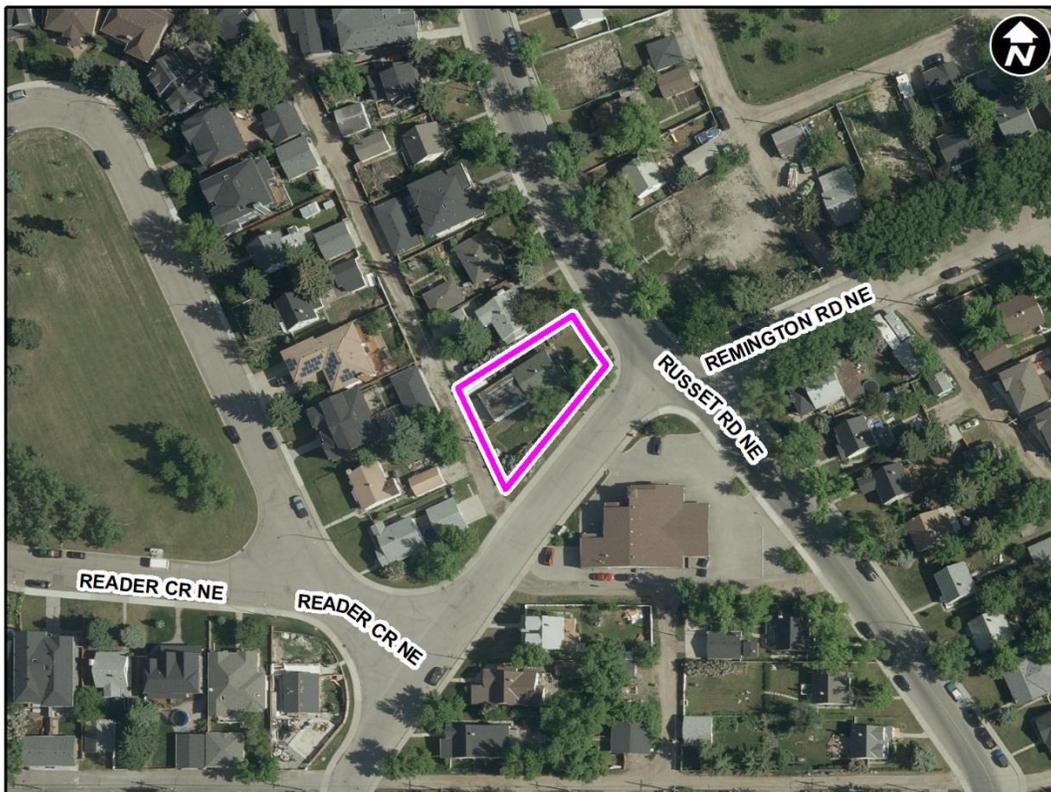
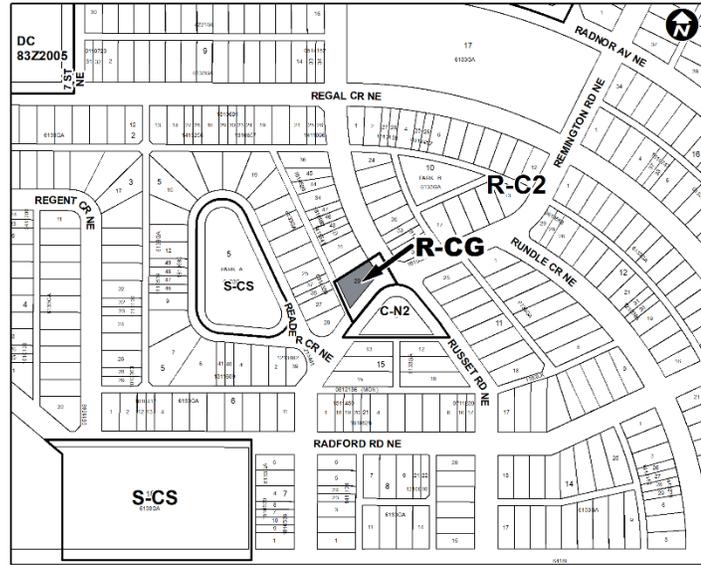
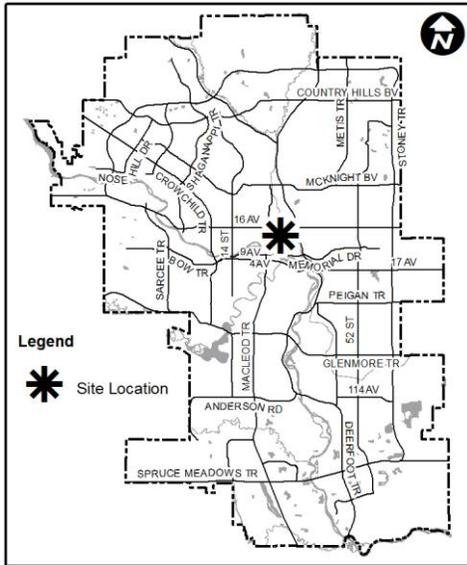
A development permit application for a five-unit rowhouse development (DP2018-4442) has been submitted and is under review (Attachment 4).

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Location Maps



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### Site Context

The subject site is located in the community of Renfrew at the northwest corner of Russet Road NE and Remington Road NE. The predominant land use in this area is Residential – Contextual One / Two Dwelling (R-C2) District, with the exception of a neighbourhood-scale commercial development to the south across Remington Road NE, designated under the Commercial – Neighbourhood 2 (C-N2) District. Surrounding development to the east, west, and north of the subject site, consists of a mixture of single and semi-detached dwellings.

The subject site is approximately 0.07 hectares in size with approximate dimensions of 17.5 metres by 33.5 metres. The site has lane access along the west property line, accessed from Remington Road NE. The site is currently vacant.

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*

<b>Renfrew</b>	
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.

### Planning Considerations

The following sections highlight the scope of technical planning analysis conducted by Administration.

### 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

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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.

The proposed Residential – Grade-Oriented Infill (R-CGex) 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 five dwelling units on the subject site.

The R-CGex District also allows for a range of other low-density housing forms such as single detached, semi-detached, and duplex dwellings. The R-CGex District has the same purpose as the Residential – Grade-Oriented Infill (R-CG) District except that it does not accommodate secondary suites or backyard suites.

### ***Development and Site Design***

The rules of the proposed R-CGex District will provide guidance for the future redevelopment of the site, including appropriate uses, building height and massing, landscaping and parking. Given the location of this site at the corner of Russet Road NE and Remington Road NE, additional design considerations being considered as part of the development permit process include:

- ensuring an engaging built interface that addresses both street frontages;
- emphasizing individual at-grade entrances; and
- providing a front entry and design elements that address Russet Road NE.

More information about the development permit can be found in Attachment 4.

### ***Transportation***

A Transportation Impact Assessment (TIA) or Parking Study were not required as part of the land use amendment application. Vehicular access to the parcel is available and anticipated to continue from the lane. The area is well served by transit via routes 19, 745, and 872 located within approximately 50 metres of the subject parcel. Access and parking will be reviewed at the development permit stage.

### ***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.

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### Stakeholder Engagement, Research and Communication

#### *Communications*

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.

The Renfrew Community Association provided a letter of support regarding this proposed land use amendment on 2018 October 15. The comments from the Renfrew Community Association can be found in Attachment 2.

#### *Applicant-led Engagement*

In addition to Administration's standard practices, the applicant, CivicWorks Planning + Design, also met with the Renfrew Community Association's Development Committee in 2018 September to discuss and solicit feedback about the proposed land use amendment and development applications. The applicant also installed supplementary on-site signage, delivered information postcards to ensure surrounding area neighbours were aware of proposed changes to the subject site, and facilitated a site visit to similar developments in nearby communities to discuss the R-CG District with an interested community member. Details regarding the applicant's supplementary engagement efforts can be found in Attachment 3 of this report.

#### *City-led Engagement*

In response to the notice posting, and circulation of the land use amendment application, Administration received two (2) letters of support and 20 letters of objection regarding the proposed land use amendment application and the proposed development permit application (DP2018-4442).

The two (2) letters of support identified that the proposed applications will add vibrancy to Renfrew and provide some 'missing middle' product that is lacking in the community. They also identified that R-CG remains a low density residential land use and is contextual to the low density fabric surrounding the site, and emphasized how the corner lot location is ideal for the proposed designation in term of adding density to the community and further activating the commercial lot across this parcel.

Within the letters of opposition, comments largely focused on the proposed development permit application and the built form that R-CG land use district enables. Reasons stated for opposition to the proposed redesignation in the 20 letters received by Administration are summarized as follows:

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- R-C2 District is more appropriate land use district for this inner-city area, and should guide future redevelopment instead of the proposed R-CG District;
- property may set a precedent for other land use redesignations in the community;
- preference for a semi-detached R-CG building over a R-CG rowhouse development;
- opposition to the proposed increased in density and parcel coverage;
- increased height on site with proposed R-CG District would be incongruent with adjacent character of the built form, the street, and the surrounding neighbourhood;
- M-CG District may be more appropriate for the proposed development;
- existing safety issues with crossing at Russet Road and Remington Road for pedestrian safety should be addressed through traffic calming measures prior to redevelopment;
- negative impact on the adjacent intersection by proposed higher density development;
- negative impact on available on-street parking;
- lack of interface and interaction between the proposed development and Russet Road, including front door entrances that face onto this street;
- Russet Road is not a collector and should not be the location for a future rowhouse;
- negative impact on traffic and congestion on adjacent streets;
- interface of the unit over the garage with the laneway, and parcels to the west and north;
- privacy concerns regarding proposed development and neighbouring properties;
- low quality exterior building materials and finishes of the proposed development in relation to existing built form in and around the community;
- concerns regarding small size of the garages for proposed development, and future use;
- the number of potential bylaw relaxations required for the proposed development;
- concerns regarding the design of the unit over the garage of the proposed development, including its floor area size, interface with adjacent parcels, and lack of amenity space;
- implications of multiple garbage bins on site due to proposed five-unit rowhouse development associated with the land use amendment application;
- negative impact on existing residents;
- increase in activity and transient populations in the neighbourhood;
- sharing of laneway by existing residents with a multi-residential development;
- concerns regarding the pre-sale of units in advance of any approvals; and
- decrease in property values.

It should be noted that comments summarized above focus on development permit application details and are included for reference as individuals primarily provided comments on both the land use amendment application and development permit application in the same correspondences.

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### Strategic Alignment

#### ***South Saskatchewan Regional Plan (2014)***

The recommendation by Administration in this report has considered and is aligned with the policy direction of the *South Saskatchewan Regional Plan (SSRP)*, which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

#### ***Interim Growth Plan (2018)***

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

#### ***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.

#### ***North Bow Design Brief (Non-statutory, 1977)***

The subject site falls within 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. The Design Brief indicates that redesignations of this nature may be permitted in areas where there are adequate transportation, shopping, cultural, education and recreation facilities. Given the location and site context of the subject site, the proposed land use generally aligns with the intent of the *North Bow Design Brief* by promoting infill redevelopment that is sensitive and compatible and in close proximity to transit and community amenities.

### **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.

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**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 investment and therefore there are no growth management concerns at this time.

**Risk Assessment**

There are no significant risks associated with this proposal.

**REASON(S) FOR RECOMMENDATION(S):**

The proposal is in keeping with applicable policies of the *Municipal Development Plan* and the *North Bow Design Brief*. The proposed R-CGex 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. The proposed R-CGex responds to specific community concerns by not allowing secondary suites or backyard suites at this location, while still ensuring that the evolving range of housing needs of different age groups, lifestyles and demographics can be accommodated.

**ATTACHMENT(S)**

1. Applicant's Submission
2. Community Association Letter
3. Applicant led Engagement Summary
4. Proposed Development (DP2018-4442) Summary
5. **Proposed Bylaw 67D2019**