

Planning & Development Report to
Calgary Planning Commission
2019 May 02

ISC: UNRESTRICTED
CPC2019-0573

**Land Use Amendment (R-CG) in Renfrew (Ward 9) at 540 – 12 Avenue NE,
LOC2019-0007**

EXECUTIVE SUMMARY

This land use application was submitted by Shawn Rasmussen of Wild Oak Custom Homes on behalf of the landowners Elisabeth Jones and Francis Richard Jones on 2019 January 12. The application proposes to change the designation of this property from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District to allow for:

- rowhouses in addition to building types already allowed (e.g. single detached homes, semi-detached, and duplex homes and secondary 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 Residential – Grade-Oriented Infill (R-CG) District.

The proposal is in keeping with applicable municipal policies including the *Municipal Development Plan (MDP)*.

A development permit application for a four-unit rowhouse with four secondary suites was submitted on 2019 February 12 and is currently under review by Administration.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission:

1. Direct this report (CPC2019-0573) to the 2019 May 27 Combined Meeting of Council to the Public Hearing portion of the Agenda;
2. Recommend that Council hold a Public Hearing; and
 - a) **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 540 – 12 Avenue NE (Plan 470P, Block 47, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District; and
 - b) Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

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BACKGROUND

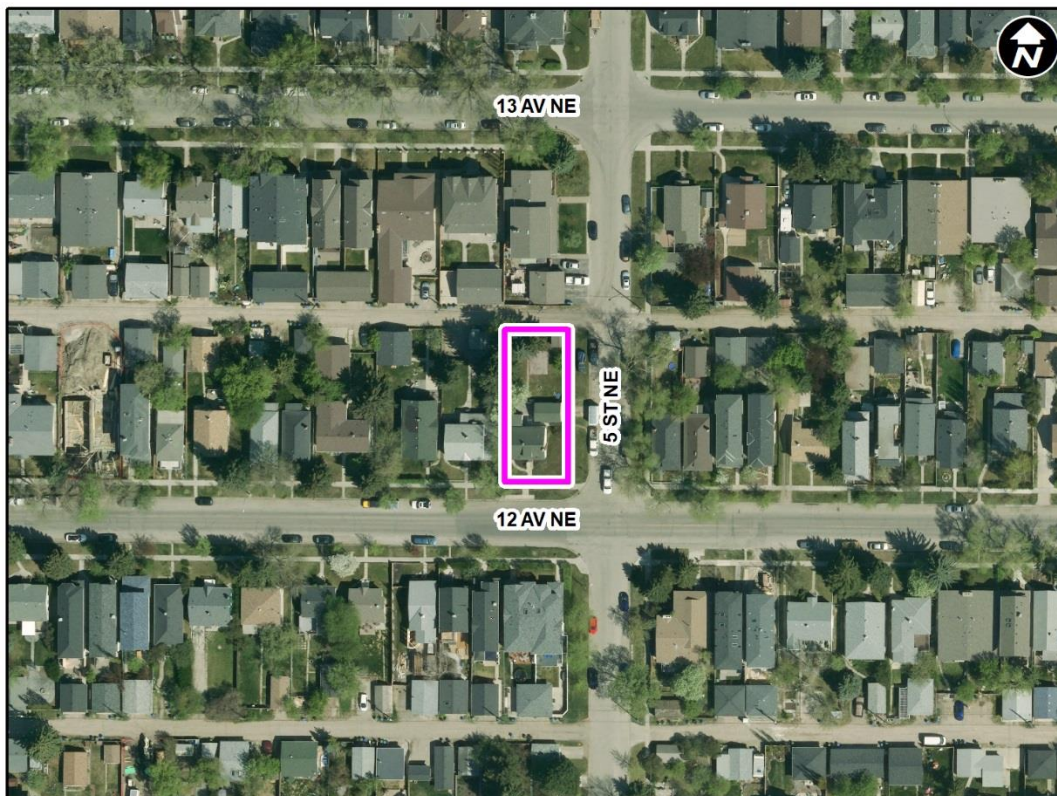
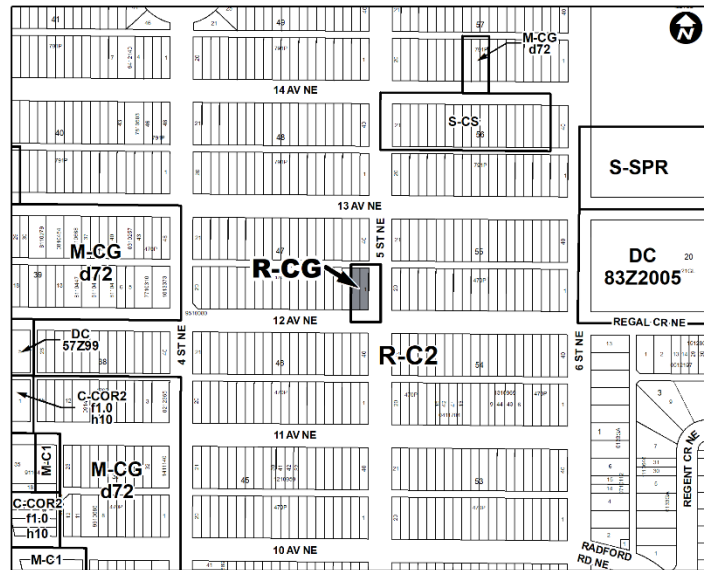
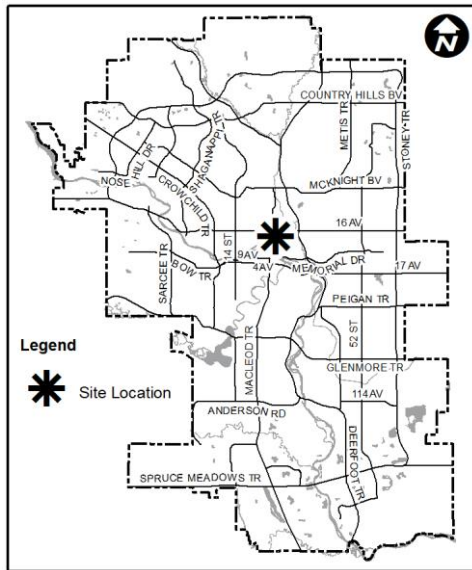
This application was submitted by Shawn Rasmussen of Wild Oak Custom Homes on behalf of the landowners Elisabeth Jones and Francis Jones on 2019 January 12. As noted in the Applicant's Submission (Attachment 1), a development permit application (DP2019-0678) for a four-unit rowhouse with four secondary suites was submitted by Inertia Residential Design on 2019 February 12 and is under review by Administration.

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Location Maps



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Site Context

The subject site is a corner parcel located in the community of Renfrew at the northwest corner of 12 Avenue NE and 5 Street NE. The site is approximately 0.06 hectares in size with approximately 15 metres of frontage along 12 Avenue NE and 36 metres of frontage on 5 Street NE. An unpaved residential lane exists to the north of the site. The property is developed with a two-storey single detached dwelling and a single-vehicle detached garage which accesses onto 5 Street NE.

The surrounding area is characterized as a low density residential area comprised by a mix of older single detached dwellings and newer single and semi-detached residential infill developments. The site is four blocks south of 16 Avenue NE and two blocks east of Edmonton Trail NE where highway and local commercial developments exist respectively.

As identified in Figure 1, the community of Renfrew has seen a decline in population since its peak in 1968.

Figure 1: Community Peak Population

Community Name: Renfrew	
Peak Population Year	1968
Peak Population	8,019
2018 Current Population	6,524
Difference in Population (Number)	-1,495
Difference in Population (Percent)	-18.6%

Source: The City of Calgary 2018 Civic Census

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This proposal represents a modest increase in density on a corner parcel in an inner-city area within the city and allows for a range of housing forms that are in keeping with the scale and character of the existing neighbourhood.

Planning Considerations

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

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Land Use

The existing Residential – Contextual One / Two Dwelling (R-C2) District is a residential district applied to developed areas that is primarily for single detached, semi-detached and duplex homes. Single detached dwellings may include a secondary suite, semi-detached dwellings may not. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units.

The R-CG District allows for two to three-storey (11 metres maximum height) rowhouse developments where one façade of each dwelling unit must directly face a public street. The district allows for a maximum density of 75 units per hectare which would allow for up to four dwelling units on the site. The R-CG District also allows for a range of other low density housing forms including 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 are not considered an additional dwelling unit and do not require motor vehicle parking stalls in the R-CG District provided the suites are less than 45 square metres in size, are located within 600 meters of an existing or approved capital funded LRT platform or within 150 metres of frequent bus service and storage is provided for bikes, strollers or similar. The proposed R-CG District will allow for modest residential intensification of the site in a manner that is compatible with the existing low density character of the neighbourhood.

Development and Site Design

The rules of the proposed R-CG District will provide general guidance for future site development including appropriate uses, overall building height and massing, site landscaping, access and parking. Given the specific context of this corner site, additional items that are currently being considered through the development permit process include, but are not limited to:

- ensuring an engaging built form interface is achieved along both the 12 Avenue NE and 5 Street NE street frontages;
- ensuring sound architectural expression and overall legibility of individualized units;
- improving pedestrian connectivity along 5 Street NE by providing a public sidewalk along this street frontage;
- ensuring all future motor vehicle access to the site is from the lane; and
- mitigation of potential overlooking and privacy impacts on adjacent properties.

Environmental

There are no environmental concerns associated with the site or this proposal. As such, an Environmental Site Assessment was not required in support of the application.

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Transportation

A Transportation Impact Assessment and parking study was not required. Vehicular access to the parcel, upon redevelopment, is available and anticipated via the lane.

The area is well served by Transit via bus Route 4 located within approximately 400 metres of the site, on Edmonton Trail NE, and Route 17 located directly adjacent to the parcel on 12 Avenue NE. The site is located within the Residential Parking Zone 'V'.

Through the development permit review process, access and parking will be reviewed to ensure it is adequate to accommodate future redevelopment of the site.

Utilities and Servicing

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

Storm sewers are not available to service this site. A storm sewer extension may be required as part of the Development Permit application process.

Stakeholder Engagement, Research and Communication

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

In response to the application circulation process, Administration received a letter (email) from the Renfrew Community Association on 2019 February 19 identifying support for the land use proposal as a means to enable more housing options within the community (See Attachment 2). In this letter, the Applicant was also commended by the Renfrew Planning Committee for engaging with them early on regarding a land use proposal and the intention to redevelop the site, even prior to submitting a formal application to The City.

Administration also received four citizen responses citing concerns and non-support for the proposal. Reasons for non-support included concerns that the proposal was not sensitive to the area's existing character and that intensification would result in negative impacts on the area's transportation road network capacity and on-street parking. Two of the citizen responses also cited concerns that their support for the proposal was misrepresented by the Applicant in their application submission materials.

Following Calgary Planning Commission, notifications for the 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.

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Strategic Alignment

South Saskatchewan Regional Plan (2014)

The site is located within the 'City, Town' area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan* (SSRP). While the SSRP makes no specific reference to this site, the proposal is consistent with SSRP policies on Land Use Patterns.

Interim Growth Plan (2018)

The proposal 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 as identified on Map 1: Urban Structure in the *Municipal Development Plan* (MDP). MDP policies encourage redevelopment of inner-city communities in a manner 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 modest intensification of the inner-city areas serviced by existing infrastructure, public amenities and transit.

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

There is no local area plan in place for the community of Renfrew.

Social, Environmental, Economic (External)

The proposed R-CG District 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. Further, the ability to develop up to four rowhouse units will allow for more efficient use of existing infrastructure and services.

Financial Capacity

Current and Future Operating Budget

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

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Current and Future Capital Budget

The proposed amendment does not trigger capital infrastructure investment and 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*. The proposed R-CG District was designed to be implemented in proximity or directly adjacent to low density residential development. The proposal represents a modest increase in density of an inner-city parcel of land and allows for development that has the ability to be compatible with the character of the existing neighbourhood.

ATTACHMENT(S)

1. Applicant's Submission
2. Community Association Letter