

Planning & Development Report to
Calgary Planning Commission
2020 March 19

ISC: UNRESTRICTED
CPC2020-0193

Land Use Amendment in Glenbrook (Ward 6) at 2807- 43 Street SW, LOC2020-0010

EXECUTIVE SUMMARY

This application was submitted on 2020 January 21 by Tomilsav Markic on behalf of himself and Josip Jukic, both of whom are the current landowners. The application proposes to change the land use designation of this property from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District to allow for:

- existing residential development and new contextually sensitive redevelopment in the form of duplex dwellings and semi-detached dwellings;
- a maximum building height of 10 metres (no change proposed);
- a maximum of 2 dwelling units (an increase from the current maximum of 1 dwelling); and
- the uses listed in the R-C2 District.

The proposal is in keeping with the applicable policies of the *Municipal Development Plan* as it is proposing a moderate increase in density and is compatible with the low-density residential scale and form of the surrounding area.

No development permit application has been submitted at this time. If this application is approved by Council, the building design, size and mix of uses and site layout details such as parking, landscaping and site access will be determined at the development permit review stage.

ADMINISTRATION RECOMMENDATION:

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

1. Adopt, by bylaw, the proposed redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 2807 – 43 Street SW (Plan 2736HS, Block 1, Lot 18) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District; and
2. Give three readings to the proposed bylaw.

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RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2020 MARCH 19:

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2. Give three readings to **Proposed Bylaw 55D2020**.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

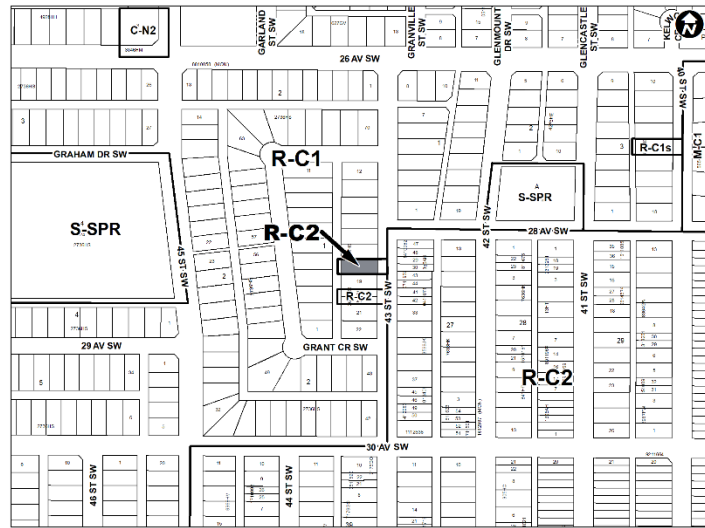
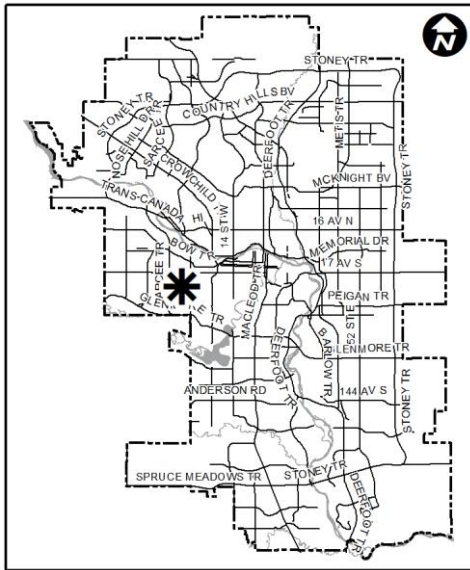
This application was submitted on 2020 January 21 by Tomilsav Markic on behalf of himself and Josip Jukic, both of whom are the current landowners. A development permit application has not been submitted at this time. As noted in the Applicant's Submission (Attachment 1), the applicant intends to redevelop the parcel to build a new semi-detached dwelling.

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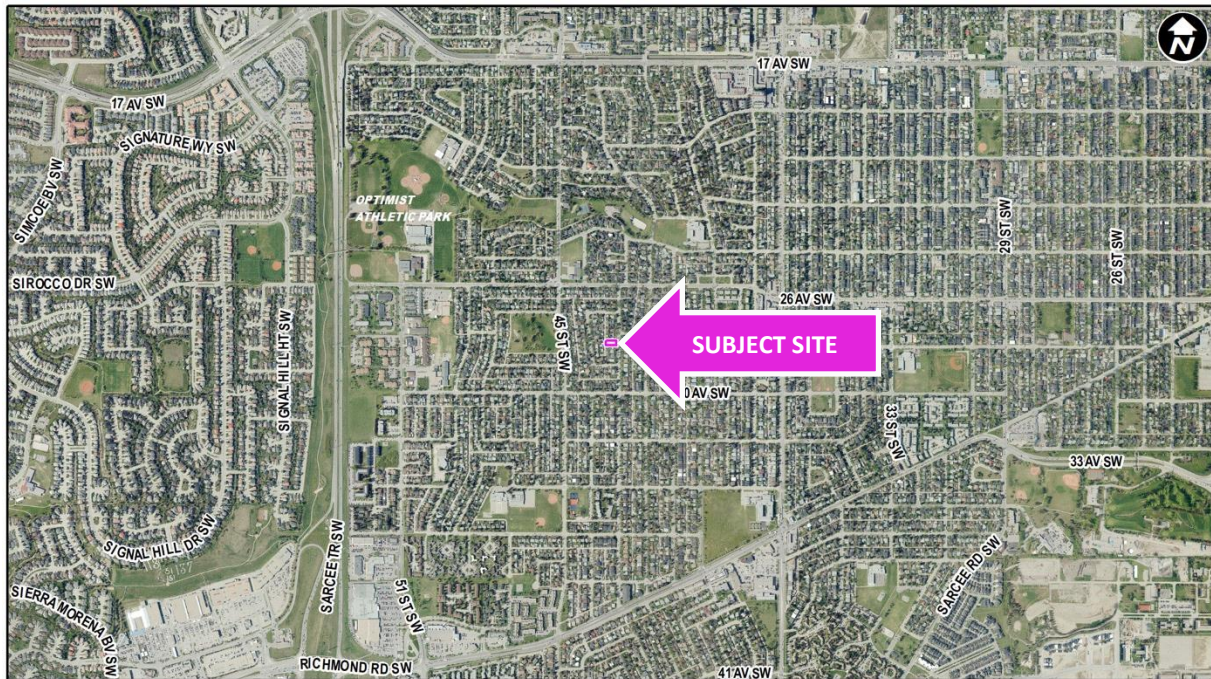
Location Maps



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Site Context

The subject site is in the southwest community of Glenbrook, south of 28 Avenue SW and east of 43 Street SW. Residential – Contextual One Dwelling (R-C1) District sites containing single detached dwellings exist to the north, west and south of the subject site. Residential – Contextual One / Two (R-C2) Dwelling District sites exist to the east of the subject site as well as one recently redesignated parcel further south within the same block. All of the R-C2 sites to the east contain semi-detached dwellings. The R-C2 site, within the same block as the subject site, contains an older single detached dwelling. Open space located one block to the west.

The site is 15 metres wide by 36 metres deep and has a total area of approximately 0.55 hectares (0.12 acres). Presently, the subject site is developed with a single detached dwelling that was constructed in the 1950's.

As identified in *Figure 1*, below, Glenbrook has experienced a population decline from its peak in 1982.

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Figure 1: Glenbrook Peak Population

Glenbrook	
Peak Population Year	1982
Peak Population	7,674
2019 Current Population	7,442
Difference in Population (Number)	-232
Difference in Population (Percent)	-3%

Source: The City of Calgary 2019 Civic Census

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

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal is to allow for residential development at 2807 - 43 Street SW. 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 the technical planning analysis conducted by Administration.

Land Use

This application is to redesignate the site from the Residential – Contextual One Dwelling (R-C1) District to a Residential – Contextual One / Two Dwelling (R-C2) District. The R-C2 District is intended to accommodate existing residential development and contextually sensitive redevelopment in the form of duplex dwellings, semi-detached dwellings, and single detached dwellings.

The intent of this application is to allow the landowners the option of constructing a new semi-detached building when they proceed with future redevelopment. The applicant did not state when future redevelopment may occur. Alternative land use options were not explored by the applicant nor Administration. The proposed R-C2 District would enable the landowners to proceed with their desire to develop two semi-detached dwelling units on this parcel. Further, R-C2 would ensure that future development is in a form and nature that respects the scale and character of the surrounding neighborhood.

Based on this analysis, the R-C2 District is determined to be appropriate for this property.

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Development and Site Design

This is a stand-alone land use amendment with no associated development permit application. The rules of the proposed R-C2 District will provide guidance for future site development, including appropriate building height, massing and setbacks, land uses and parking. Given the specific context of this site, additional items that will be considered through the development permit process include, but are not limited to the following:

- respecting the immediate context and privacy of adjacent residential developments; and
- providing adequate motor vehicle parking stalls to support future development.

Environmental

There are no known outstanding environmentally related concerns associated with the subject lands and/or proposal. As such, an Environmental Site Assessment was not required.

Transportation

The subject site is located approximately 325 metres from a bus stop that provides access to the eastbound Route 6. Route 6 provides service to the Downtown core and connections to Primary Transit routes.

The subject site is located mid-block on a Residential class road, with lane access and no current parking restrictions within Residential Parking zone “GBK”.

Utilities and Servicing

Water, sanitary and storm mains are available to support the proposed land use redesignation. Servicing requirements and details will be determined at the time of review of a development permit application.

Stakeholder Engagement, Research and Communication

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

No public meetings were held for this application. No comments were received by the Calgary Planning Commission (CPC) Report submission date. The Glenbrook Community Association did not provide any comments by the CPC Report submission date.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. In addition, Commission’s

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recommendation, the date of the Public Hearing and options for providing feedback will be advertised to the public.

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](#) which directs population growth in the region to Cities and Town 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 and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Residential – Developed – Established area, according to Urban Structure Map (Map 1) of the [Municipal Development Plan](#) (MDP).

The Residential – Developed – Established area encourages modest redevelopment and moderate intensification that is in a form and nature that respects the scale and character of the surrounding neighborhood. While the MDP makes no specific reference to this site, the proposal is consistent with the applicable policies.

Local Area Policy

There is no existing Local Area Plan affecting this site. Administration is currently undertaking the [Westbrook Communities Local Growth Plan](#) that includes Glenbrook and surrounding communities. The multi-community planning process does not prohibit applications from being submitted. The local growth plan is anticipated to be finalized in 2021 and will include more detailed direction regarding suitability of densification in alignment with The Guidebook for Great Communities.

Social, Environmental, Economic (External)

The proposed R-C2 District allows for a wider range of housing types than the existing land use designation, and as such, the proposed change provides an additional option to 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 submitted application 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 consistent with applicable policies of the *Municipal Development Plan* as it would facilitate modest redevelopment and moderate intensification in a form and nature that respects the scale and character of the surrounding neighborhood. Further, the proposal is consistent with the intent, minimum parcel depth and area of the Residential – Contextual One / Two Dwelling District of *Land Use Bylaw 1P2007*.

ATTACHMENT(S)

1. Applicant's Submission
2. **Proposed Bylaw 55D2020**
3. **Public Submissions**