

Planning & Development Report to  
Calgary Planning Commission  
2020 May 21

ISC: UNRESTRICTED  
CPC2020-0431

**Land Use Amendment in Glendale (Ward 6) at 2727 - 40 Street SW, LOC2020-0025**

**EXECUTIVE SUMMARY**

This application was submitted on 2020 February 19 by Horizon Land Surveys on behalf of the landowner Reis Aliko. The application proposes to change the land use designation of the property from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District to allow for:

- semi-detached and duplex homes in addition the building types already allowed (e.g single detached homes and secondary suites);
- a maximum building height of 10 metres (no change from the current maximum);
- a maximum of 2 dwelling units (an increase from the current maximum of 1 dwelling unit); 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 allows for a building for that is compatible with the low-density residential scale and form of the surrounding area.

No local area plan currently exists. Glendale is included as part of the Westbrook Communities Local Growth Planning Project. The multi-community planning process does not prohibit applications from being submitted.

No development permit application has been submitted at this time.

**ADMINISTRATION RECOMMENDATION:**

That Calgary Planning Commission recommends 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 2727 – 40 Street SW (Plan 4216HE, Block 3, Lot 16) 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.

**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

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**BACKGROUND**

This application was submitted on 2020 February 19 by Horizon Land Surveys on behalf of the landowner Reis Aliko. A development permit application has not been submitted at this time. The applicant's original submission proposed Residential – Grade-Oriented Infill (R-CG) District in order to facilitate a four-unit residential development. Initial assessment by Administration raised the following:

1. Administration's assessment of the R-CG District development rules confirmed that the subject site could only facilitate three units.
2. Local residents had participated in City-led engagement, through the Neighbourhood Main Streets initiative, and were consulted on possible locations for R-CG and multi-residential development. These consultations resulted in redesignations to the west of the site, along 38 Street SW, 37 Street SW and 36 Street SW, to various low-to-medium land use districts that included the R-CG District.
3. Further, the City is currently conducting consultation within Glendale and neighbouring communities on a new local area plan (*Westbrook Communities Local Growth Planning Project*).

Based on the above, the applicant took all these factors into consideration and amended the application to the Residential – Contextual One / Two Dwelling (R-C2) District which would allow two dwelling units on the site.

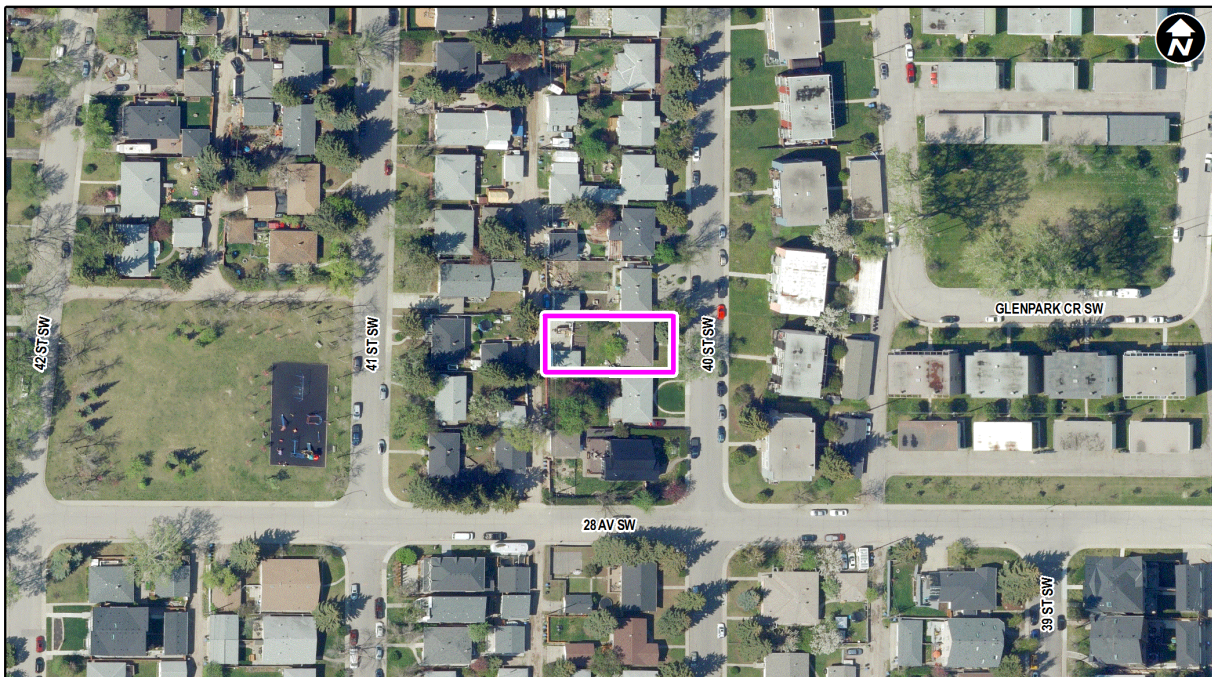
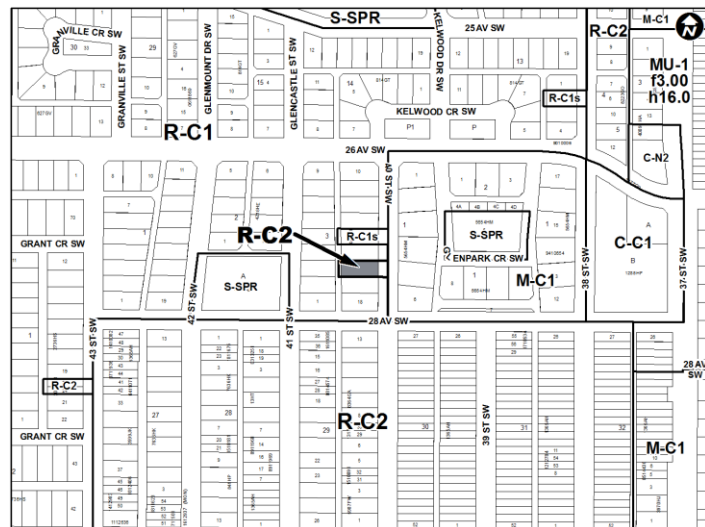
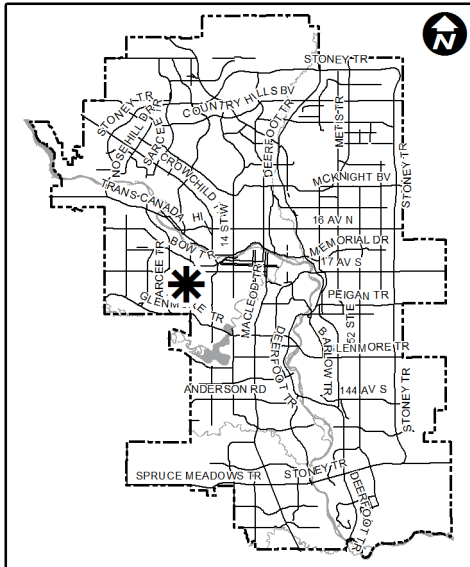
Although a development permit has not been submitted, the Applicant's Submission (Attachment 1) indicates that the intention of the redesignation is to facilitate a semi-detached dwelling in line with the rules of the R-C2 District, and to provide a compatible interface with the existing developments on adjoining parcels.

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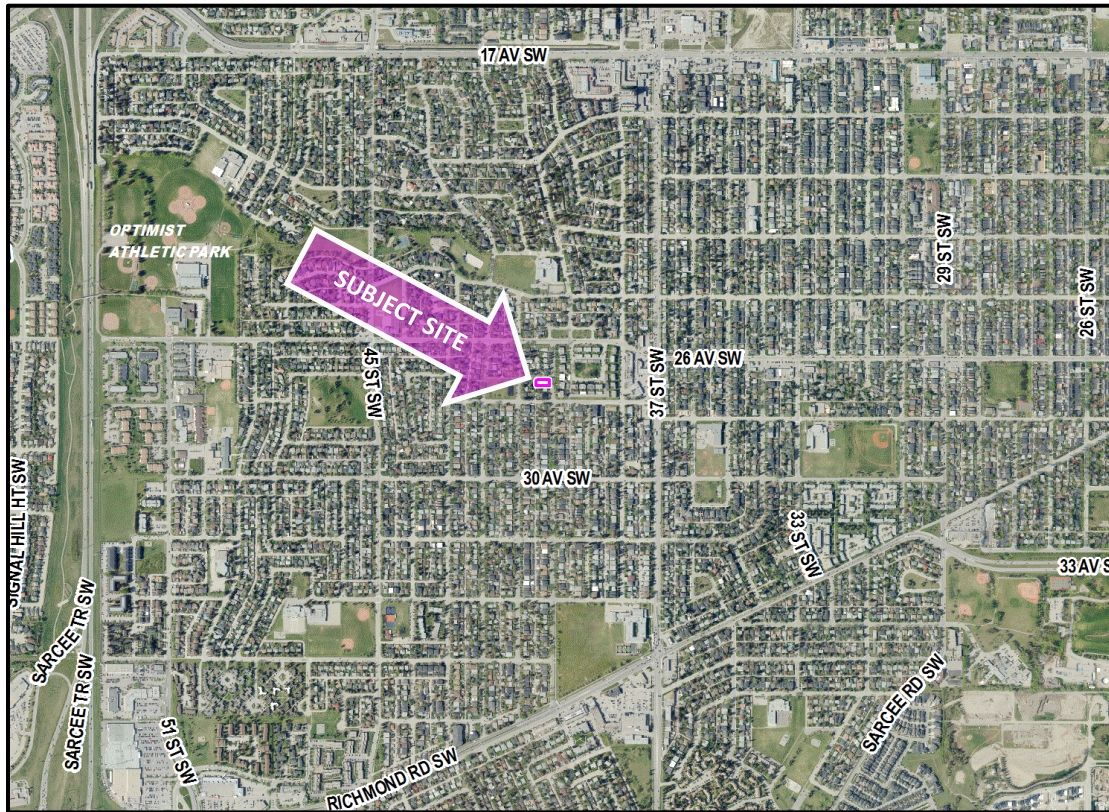
**Location Maps**





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## Site Context

The subject site is in the southwest community of Glendale, north of 28 Avenue SW and east of 41 Street SW. Residential – Contextual One Dwelling (R-C1) District sites containing single detached dwellings exist to the north and west of the subject site. Residential – Contextual One / Two (R-C2) Dwelling District sites exist to the south and are developed with single and semi-detached dwellings. Also, directly across 40 Street SW to the west, properties are designated as Multi-Residential – Contextual Low Profile (M-C1) District and are developed with three storey apartment buildings. There is also a Residential – Contextual One Dwelling (R-C1s) District which is one parcel to the north of the subject site. This R-C1s District, which allows the development of a secondary suite, was approved by Council on 2016 July 04.

The site is approximately 16 metres wide by 37 metres deep and has a total area of approximately 0.06 hectares (0.14 acres). Presently, the subject site is developed with a single detached dwelling with detached garage, parking pad and rear lane access.

As identified in *Figure 1*, below, Glendale has experienced a population decline from its peak in 1969.

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*Figure 1: Community Peak Population*

<b>Glendale</b>	
Peak Population Year	1969
Peak Population	3,950
2019 Current Population	2,765
Difference in Population (Number)	-1,185
Difference in Population (Percent)	-30%

*Source: The City of Calgary 2019 Civic Census*

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

**INVESTIGATION: ALTERNATIVES AND ANALYSIS**

The proposal is to allow for residential development at 2727- 40 Street SW. The proposal meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

**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 existing Residential – Contextual One Dwelling (R-C1) District allows for low density residential developments with a maximum of one dwelling unit and a maximum building height of 10 metres. Single detached dwellings and secondary suites are the allowed uses within this district.

The proposed 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. The proposed R-C2 District would enable the landowners to proceed to develop two semi-detached dwelling units, which may include secondary suites, 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.

**Development and Site Design**

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

### **Land Use Amendment in Glendale (Ward 6) at 2727 - 40 Street SW, LOC2020-0025**

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;
- providing adequate motor vehicle parking stalls to support future development; and
- providing green building practices (e.g. triple glazed windows, on-site stormwater management systems, zero-scaping, high-efficiency HVAC systems, future proofing for solar panels and electric vehicle charging).

#### **Transportation**

The subject site is located approximately 225 metres from a Route 6 Killarney/26 Avenue SW bus stop. This route provides service to the Westhills Centre loop, which provides further access to a number of other bus routes. The site is also 255 metres away from an Eastbound Route 6 Killarney/ 26 Avenue SW bus stop, which provides service to the Westbrook LRT Station (approximately 1.65 kilometres away). The Westbrook LRT Station provides service to the Downtown core and other transit routes

The subject site is located mid-block on a Residential class road, with lane access and no parking restrictions. There is an existing curb cut out front that if not reused as it stands (with no modifications) should be closed and rehabilitated at the time of redevelopment on the site, with vehicular access coming from the lane.

#### **Environmental Site Considerations**

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.

#### **Utilities and Servicing**

Public water, sanitary and storm exist within the adjacent public right-of-way. Development servicing will be determined at the development permit and development site servicing plan stage.

#### **Climate Resilience**

This application has indicated that a future development will encourage electric vehicle use with the installation of charging stations to facilitate low-carbon travel. Further opportunities to align future development on this site with applicable climate resilience strategies may be explored and encouraged at the development permit stage.

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2020 May 21

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### **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. The application was circulated to the Glendale Community Association. No comments were provided at the time of writing this report.

Administration received one letter in opposition to the original submission for Residential – Grade-Oriented Infill (R-CG) District, with the following comments:

- concerns with the how a four-unit development will impact the low density character of the neighbourhood and the makeup of the existing streetscape;
- would negatively impact on-street parking which is already an issue for residents; and
- the R-C2 District would be more appropriate.

Administration considered all relevant planning issues specific to the proposed redesignation and worked with the applicant to facilitate an amended proposal. As such, the applicant decided to amend the application to the R-C2 District. The design compatibility and parking requirements will be reviewed at the development permit stage.

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 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.



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

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [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.

The proposal also aligns with Section 2.6: Greening the City by allowing for greater energy efficiency by allowing additional density on this site.

### ***Local Area Policy***

There is no existing local area plan affecting this site. Administration is currently working on the Westbrook Communities Local Growth Plan that includes Glenbrook and surrounding communities. Planning applications will still be accepted for processing during the local growth plan process. 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.

### ***Climate Resilience Strategy (2018)***

The [Climate Resilience Strategy](#), the Climate Mitigation Action Plan (CMAP) and the Climate Adaptation Action Plan (CAAP), identify actions that will reduce Calgary's greenhouse gas emissions and manage climate risks. The applicant's indication of including electric vehicle charging capacity in the future development supports CMAP Program 4: Electric and Low-Emissions Vehicles.

### ***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 moderate intensification in a form 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 (R-C2) District of *Land Use Bylaw 1P2007*.

**ATTACHMENT(S)**

1. Applicant's Submission