

Land Use Amendment in Glenbrook (Ward 6) at 2803 - 43 Street SW, LOC2020-0161

RECOMMENDATION:

That the Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.14 acre \pm) located at 2803 - 43 Street SW (Plan 2736HS, Block 1, Lot 17) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for semi-detached and duplex dwellings in addition to the building types already allowed (e.g. single detached dwellings and secondary suites).
- This application represents a modest increase in density in an established neighbourhood, is compatible with the surrounding development, and aligns with applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? More choice in the types of housing available which promotes more efficient uses of existing infrastructure.
- Why does this matter? By providing more housing choice within existing developed areas, Calgary will have a more diverse population living in close proximity to existing services and amenities.
- There is no previous Council direction in relation to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This land use redesignation in the southwest community of Glenbrook was submitted on 2020 October 30 by Horizon Land Surveys, on behalf of the landowner, Patricia Twelftree.

The subject site is a midblock parcel near the intersection of 43 Street SW and 28 Avenue SW, currently developed with a single detached home with rear lane access. The surrounding parcels are designated primarily as R-C1 and R-C2 and developed with low density residential housing in the form of single and semi-detached homes.

The proposed R-C2 District allows for an additional unit (a total of two units) to be developed on the site in the form of a semi-detached or duplex dwelling, in addition to single detached dwellings.

No development permit application has been submitted at this time, however, as noted in the Applicant's Submission (Attachment 2), the intent is to pursue a development permit application for a semi-detached dwelling in the future.

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A detailed planning evaluation of the application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
- Public/Stakeholders were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#), to assess which level of outreach with public stakeholders and the Glenbrook Community Association was appropriate. In response, the applicant delivered post cards to affected properties within a 90 metre radius of the subject site and spoke with some of these residents in addition to speaking directly with the Glenbrook Community Association. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site, published [online](#), and notification letters were sent to adjacent landowners.

No public comments were received at the time of writing this report.

The Glenbrook Community Association provided comments on 2021 January 07 (Attachment 4) stating that they have no objections to the proposal.

Following the Calgary Planning Commission meeting, notifications for Public Hearing of Council will be posted on-site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed land use allows for additional housing types and the proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics.

Environmental

The applicant has indicated they plan to pursue specific measures as part of a future development permit which will align with The City's [Climate Resilience Strategy](#) (Programs 1, 3, 4 and 9).

Economic

The ability to develop an additional unit with the option to include the additional uses of secondary suites or backyard suites will make more efficient use of existing infrastructure and services.

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Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Applicant's Summary
3. Applicant Outreach Summary
4. Community Association Letter

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform