

**Land Use Amendment in Glenbrook (Ward 6) at 3131 and 3137 - 39 Street SW,
 LOC2020-0116**

RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the redesignation of 0.14 hectares \pm (0.35 acres \pm) located at 3131 and 3137 - 39 Street SW (Plan 6795AC, Block 35, Lots 1 to 5) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2020 DECEMBER 03:

That Council hold a Public Hearing; and

Give three readings to **Proposed Bylaw 8D2021** for the redesignation of 0.14 hectares \pm (0.35 acres \pm) located at 3131 and 3137 - 39 Street SW (Plan 6795AC, Block 35, Lots 1 to 5) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- This application seeks to redesignate the subject property to allow for a range of low density residential building forms with the intent to develop a 10-unit rowhouse.
- The application represents an appropriate density increase of a site and allows for development that may be compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan*.
- What does this mean to Calgarians? More choice in the types of housing available, can add lost population back to the community and promote more efficient uses of existing infrastructure.
- Why does it 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 facilities.
- There is no previous Council Direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This land use amendment application (see Attachment 2 for Applicant Submission) was submitted by Horizon Land Surveys on behalf of the landowners, Bajram Aliko and Mammoth Resources Inc, on 2020 August 10. The 0.14 hectare corner site, which consists of two parcels in the community of Glenbrook, is at the intersection of 39 Street SW and 32 Avenue SW. Each parcel is currently developed with a single detached dwelling and both parcels have rear lane access. The surrounding lands are designated R-C2 District and are developed with a mix of bungalows and two storey homes.

The proposed R-CG District allows for more low-density development options than the existing R-C2 District. The existing land use allows for a maximum of five units (with subdivision for a

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third parcel) and the redesignation would bring the maximum allowable number of units to 10. Each unit would also have the option to include the additional use of secondary suite or backyard suite.

No development permit application has been submitted at this time.

The proposal conforms to the relevant policies of the *Municipal Development Plan*, including policy 3.5.1.a, providing moderate intensification in a form and nature that respects the scale and character of the neighbourhood. There is currently no statutory local area plan in place for the community of Glenbrook.

More details about this land use amendment application and surrounding 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 Community Association was appropriate. In response, the applicant met with the Glendale Community Association, delivered postcards to and spoke with residents within a 90 metre radius of the site. The applicant also held a number of informal open house meetings on-site to discuss and provide additional information about the application to interested neighbours. 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.

Administration received 26 letters of opposition, representing 22 households, from the public. The letters of opposition focused on the following areas of concern:

- Increased traffic and parking issues;
- Inappropriate increase of density to 10 units; and
- Rowhouses do not fit the character of the community.

Administration received an email from the Glenbrook Community Association, dated 2020 November 15, regarding the application. The Glenbrook Community Association is not opposed, in principal, to the application. The email from the Glenbrook Community Association stated the following:

“As discussed with the applicant we would not be opposed, in principal, to this application, however we have concerns with possible traffic, parking and congestion issues. We will be

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opposed to any possible relaxations this development might have, however until it proceeds to DP stage, we will not be able to comment.”

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. The building and site design, number of units, and on-site parking will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, 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 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.

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](#). Additional details can be found in Attachment 1.

Economic

The ability to develop up to 10 rowhouse units with the option to include the additional uses of secondary suites or backyard suites would allow for more efficient use of existing infrastructure and services.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this application.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. **Proposed Bylaw 8D2021**
5. **Public Submissions**

Department Circulation

General Manager	Department	Approve/Consult/Inform