

Land Use Amendment in Glenbrook (Ward 6) at 2847 - 38 Street SW, LOC2020-0201

RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 2847 – 38 Street SW (Plan 1365AH, Block 31, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- The proposed land use amendment would allow for rowhouses, in addition to the building types already allowed (e.g. single detached, semi-detached, duplex dwellings and secondary suites).
- The application represents an appropriate increase in density, would allow 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? The R-CG District allows for a greater choice of housing types in established areas close to amenities and services.
- Why does this matter? Providing a modest increase in density within existing developed area promotes more efficient use of existing infrastructure.
- 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 was submitted by New Century Design on behalf of the landowner, Kristopher Aaron Chisholm, on 2020 December 11. As per the Applicant Submission (Attachment 2), the owner plans to develop a four-unit rowhouse with a four-car detached garage and four basement suites.

The subject site is located at the northwest corner of 38 Street SW and 30 Avenue SW, in the community of Glenbrook. The site contains a single detached dwelling and a detached garage with access from 30 Avenue SW. No development permit application has been submitted at this time.

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

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

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

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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 contacted the Glenbrook Community Association and delivered postcards to 50 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 two letters of opposition from the public. The letters of opposition included the following areas of concern:

- Increased traffic and parking issues;
- Increased density in the area; and
- Future development that may not fit into the character of the community.

The Glenbrook Community Association provided a letter in regards to the application on 2020 January 11, stating they are not opposed, but do have concerns with the number of allowable dwelling units (Attachment 4).

Administration considered the relevant planning issues specific to the proposed designation and has determined the proposal to be appropriate and consistent with the *Municipal Development Plan* policies. The building and site design, number of units, and on-site parking will be further 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 proposed land use allows for a wider range of housing types than the existing R-C2 District. As such, the proposed changes may better accommodate the housing needs of different age groups, lifestyles and demographics.

Environmental

This application does not include any actions that specifically address objectives of the [Climate Resilience Strategy](#). Further opportunities to align future development on this site with applicable climate resilience strategies will be explored and encouraged at subsequent development approval stages.

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Economic

The ability to develop up to four rowhouse units with the option to include 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. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform