

Land Use Amendment in Glendale (Ward 6) at 4107 – 17 Avenue SW, LOC2021-0063

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.07 hectares \pm (0.18 acres \pm) located at 4107 – 17 Avenue SW (Plan 2002GS, Block 21, Lot 18) from Residential – Contextual One Dwelling (R-C1) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- This land use amendment application seeks to redesignate the subject property to allow for grade-oriented development in the form of rowhouse buildings, duplex dwellings, semi-detached dwellings and cottage housing clusters. A maximum of five dwelling units would be allowed on this site, in addition to the potential for secondary suites.
- The proposal allows for an appropriate built form and set of uses along 17 Avenue SW and is in keeping with the applicable policies of the *Municipal Development Plan (MDP)*.
- What does this mean to Calgarians? The proposal would allow for more housing opportunities for inner city living with access to alternative transportation modes and would allow for more efficient use of existing infrastructure.
- Why does this matter? The proposal will provide a wider variety of housing types within Glendale.
- No development permit has been submitted at this time.
- There is no previous Council direction on this application.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This land use amendment was submitted on 2021 April 22 by K5 Designs on behalf of the landowner, 17 Avenue GP Inc. No development permit application has been submitted at this time. The Applicant Submission is available under Attachment 2.

The 0.07 hectare (0.18 acre) corner parcel is located in the southwest community of Glendale fronting onto 17 Avenue SW and Grand Oaks Drive SW. The site is currently developed with a single detached dwelling and a detached garage. The site is approximately 400 metres away from the 45 Street LRT Station along the West LRT line. The R-CG District was determined to be the most appropriate district for this site, given its close proximity to an LRT station, while still allowing for development that will be sensitive to its adjacency to the existing, low density residential developments.

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

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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 placed additional signage, other than the standard notice posting signage, on the site to inform surrounding neighbours of the proposed land use application, and also connected via email with the Glendale/Glendale Meadows Community Association. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

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

Administration received eight letters of opposition from the public, and a petition that is signed by 17 adjacent residents who are against the proposed land use amendment. The letters include the following areas of concern:

- inappropriate density increase;
- moves away from the clustering of specific types of development;
- potential increase in crime;
- building shadowing and privacy issues; and
- on-street parking and traffic congestion.

The Glendale/Glendale Meadows Community Association provided a letter neither in support nor opposition to this proposal on 2021 June 20 (Attachment 4). However, they identified a number of areas of concern or comment, including:

- concern over the potential of views into existing lots and the need for respecting of privacy;
- increase in parking along Grand Oaks Drive SW;
- concern that there may be a lack of quality private outdoor amenity spaces in any potential redevelopment and that this may add to the potential of views into existing lots; and
- acknowledgement that any proposed development will need to include the engagement of the local residents and the Glendale community.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building scale and massing and any potential effects on shadowing or safety issues as well as parking requirements and vehicle access will be reviewed and determined at the development permit stage.

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

IMPLICATIONS

Social

The proposed land use may enable the continuation of development in the community of Glendale and provide a future framework for residential development.

Environmental

This application does not include any actions that specifically address the 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.

Economic

The development of these lands may enable a more efficient use of land and infrastructure, support surrounding uses and amenities.

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 Submission
3. Applicant Outreach Summary
4. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform