

Land Use Amendment in Glenbrook (Ward 6) at 4511 - 30 Avenue SW, LOC2021-0128

RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 4511 – 30 Avenue SW (Plan 6368HM, Block 40, Lot 11) from Residential – One / Two Dwelling (R-C2) District to Residential – Grade Oriented Infill (R-CG) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for the future redevelopment of a three-unit rowhouse building.
- The proposal will allow for a minor increase in density while preserving the low density residential character of the community and is in keeping with the applicable policies of the *Municipal Development Plan (MDP)*.
- What does this mean to Calgarians? This proposal would provide an increased variety of housing options within the community of Glenbrook.
- Why does this matter? The Residential – Grade Oriented Infill (R-CG) District would allow for additional choice in housing types in close proximity to services and amenities.
- No development permit application has been submitted at this time.
- 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 application was submitted by Horizon Land Surveys on 2021 August 16, on behalf of the landowners, Khai Minh and Vinh Lien Luu. The subject site is located in the southwest community of Glenbrook and is approximately 0.05 hectares in size. The site is currently developed with an existing single detached dwelling that fronts onto 30 Avenue SW. No development permit application has been submitted at this time, however, as per the Applicant Submission (Attachment 2), the owner intends to redevelop the site into three rowhouse dwelling units.

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 respective community association was appropriate. In response, the applicant contacted the Glenbrook Community Association and Ward Councillor's office for feedback. The

Land Use Amendment in Glenbrook (Ward 6) at 4511 - 30 Avenue SW, LOC2021-0128

applicant also visited approximately 90 homes that surround the subject site to discuss the application in person with residents. Approximately 200 postcards were also delivered to neighbours as well. 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 37 letters of opposition and one letter of support from the public. The letter of support is based on the applicant team stating that the purpose of the future redevelopment is to allow for the owner's adult children to live near them. The letters of opposition included the following areas of concern:

- increased traffic and parking issues;
- increased noise;
- effect on the value of the existing neighbouring homes;
- reduced sunlight and privacy for neighbouring lots; and
- rowhouses do not fit the character of the community.

The Glenbrook Community Association provided a letter in opposition on 2021 October 26 (Attachment 4) identifying the following concerns:

- sets a precedent for future R-CG land use redesignations;
- concern that increased building height (when compared to the existing 1.5 storey single-detached bungalow) may cause increased shadow impacts on adjacent lots;
- increased density, traffic and on-street parking congestion;
- increased use of roads, sidewalks and parks that are, in their opinion, currently not being properly maintained; and
- desire for an approved local area plan to address community concerns prior the approval of increased density.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The proposed R-CG District is a low density residential district that contains development rules that ensure a future rowhouse building will not result in adverse shadow impacts on the surrounding properties and will respect the context and character of the surrounding low density residential uses. The Westbrook Communities Local Area Plan project is currently underway, and the proposed plan will be brought to Council in Q4 2022. 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.

Land Use Amendment in Glenbrook (Ward 6) at 4511 - 30 Avenue SW, LOC2021-0128

IMPLICATIONS

Social

The proposed application may enable the continuation of development in the community of Glenbrook and may provide a future framework for residential development. The development of these lands will enable a more efficient use of land and infrastructure, support surrounding uses and amenities.

Environmental

This application does not include any specific actions that address the objectives of the [Climate Resilience Strategy](#). Opportunities to enhance the development on this site with applicable climate resilience strategies have been identified and shared with the applicant and will be pursued at the development permit stage.

Economic

The ability to develop up to three rowhouse units may 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 proposal.

ATTACHMENTS

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