

Planning & Development Report to
Calgary Planning Commission
2022 January 6

ISC: UNRESTRICTED
CPC2022-0007
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Land Use Amendment in Glamorgan (Ward 6) at 4103 – 42 Street SW, LOC2021-0172

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 4103 – 42 Street SW (Plan 2081HM, Block 7, Lot 18) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2022 JANUARY 6:

That Council give three readings to **Proposed Bylaw 27D2022** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 4103 – 42 Street SW (Plan 2081HM, Block 7, Lot 18) 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 dwellings in addition to the building types already allowed in the district (e.g., single detached dwellings and secondary suites).
- The application represents an appropriate density increase of a residential site, allows for a development form that may be compatible with the character of the existing neighbourhood, and aligns with applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed Residential – Contextual One / Two Dwelling (R-C2) District would allow for greater housing choice within the community, and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposal would accommodate the evolving needs of different age groups, lifestyles, and demographics.
- No development permit has been applied for 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, located in the southwest community of Glamorgan, was submitted by Horizon Land Surveys on behalf of the landowners, John and Mooktida Weisbrich, on 2021 October 20. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), the intent is to proceed with the development of a semi-detached dwelling.

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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 this 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 conducted a post card drop to neighbours within a 90 metre radius of the subject site and reached out to both the Glamorgan Community Association and Ward 8 Councillor about the proposal. 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 four letters of objection and one letter of support for the application. The main issues raised in the letters of objection were as follows:

- loss of parking;
- loss of community identity; and
- affect property values.

The Glamorgan Community Association provided a letter on 2021 November 22 advising their support of the application (Attachment 4).

Administration considered the relevant planning issues specific to the proposed designation and has determined the proposal to be appropriate. The building and site design, number of dwelling units and suites, 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 R-C2 land use district allows for a wider range of housing types than the existing R-C1 District and, as such, the proposed change may better accommodate the housing needs of different age groups, lifestyles, and demographics.

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Environmental

This application does not include any actions that specifically address the objectives of the [Climate Resilience Strategy](#).

Economic

The ability to develop a semi-detached dwelling with the option to include secondary or backyard suites would allow for an efficient use of land, 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
5. **Proposed Bylaw 27D2022**
6. **Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform