

Land Use Amendment in Glamorgan (Ward 6) at 4103 – 42 Street SW, LOC2022-0140

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares (\pm 0.15 acres) located at 4103 – 42 Street SW (Plan 2081HM, Block 7, Lot 18) from Residential – Contextual One / Two (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for rowhouses, in addition to the building types already listed in the district (e.g., single detached, semi-detached, duplex dwellings and secondary suites).
- The proposal represents an appropriate density increase of a residential site, 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* (MDP).
- What does it mean to Calgarians? The proposed Residential – Grade-Oriented Infill (R-CG) District would allow for greater housing choice within a community and more efficient use of existing infrastructure and nearby amenities.
- Why does it matter? The proposed R-CG District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

A prior land use amendment application was submitted by Horizon Land Surveys on behalf of the owner at that time on 2021 October 21 for redesignation of the site from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District. The application was approved by Council on 2022 February 15. Further information regarding this previous land use amendment can be found in the Applicant Submission (Attachment 2).

This current land use amendment application was submitted by Horizon Land Surveys on behalf of the landowner, Bajram Aliko, on 2022 July 27. No development permit application has been submitted at this time. The Applicant Submission can be found in Attachment 2.

The 0.06-hectare (0.15-acre) corner site is located in the southwest community of Glamorgan on the corner of Richmond Road SW and 42 Street SW. The site is developed with a single detached dwelling and rear detached garage. Although a rear lane exists, the detached garage is currently accessed via 42 Street SW.

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

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 visited homes within a 90-metre radius to deliver postcards and discuss the application in person with residents. The applicant also reached out to the Glamorgan Community Association (CA) and Ward 6 Councillor's office about this application. 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 and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received three letters of opposition and one letter of support from the public. The letters of opposition included the following areas of concern:

- increased traffic and parking issues;
- increased noise;
- increased building height;
- effect on the value of the existing neighbouring homes;
- theft and safety;
- reduced sunlight and privacy for neighbouring lots;
- loss of mature trees on the property;
- rowhouses do not fit the character of the community; and
- public infrastructure and amenities such as schools, roads, parks etc. may not be able to accommodate an increase in users.

The Glamorgan Community Association provided a response of neither support nor opposition on 2022 August 29 (Attachment 4) with the following comments:

- board members in favour believe that this particular lot is suitable for rezoning but this perspective does not extend to all lots in the community; and
- board members are concerned about the precedence of rezoning individual lots.

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 dwelling units and suites, and on-site parking will be further reviewed and determined at the development permit stage.

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Following Calgary Planning Commission, notifications for a 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 would allow for a wider range of housing types than the existing R-C2 District, and as such, the proposed land use may better accommodate the housing needs of different age groups, lifestyles and demographics.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

The ability to develop up to four dwelling units with the option to include secondary suites would allow for more efficient use of land and existing infrastructure.

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