

Land Use Amendment in Glendale (Ward 6) at 2711 – 40 Street SW, LOC2022-0145

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.16 acres \pm) located at 2711 – 40 Street SW (Plan 4216HE, Block 3, Lot 12) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2022 OCTOBER 20:

That Council give three readings to **Proposed Bylaw 175D2022** for the redesignation of 0.06 hectares \pm (0.16 acres \pm) located at 2711 – 40 Street SW (Plan 4216HE, Block 3, Lot 12) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District.

HIGHLIGHTS

- The proposed land use amendment would allow for semi-detached and duplex dwellings in addition to the building types already allowed (e.g. single detached dwellings and secondary suites).
- This application represents an appropriate density increase of a residential site, allows for development compatible with the character of the existing neighbourhood and aligns with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed Residential – Contextual One / Two (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 proposed R-C2 District would allow for housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit for a semi-detached dwelling has been submitted and is under review.
- 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

This application, located in the southwest community of Glendale, was submitted by Horizon Land Surveys on behalf of the landowner, 2368159 Alberta Ltd (Leard Aliko), on 2022 August 03. No development permit application has been submitted at this time. The Applicant submission is included as Attachment 2. This 0.06-hectare (0.16-acre) mid-block parcel is located on the west side of 40 Street SW between 26 Avenue SW and 28 Avenue SW. It is currently developed with a single detached dwelling and a rear detached garage. Vehicle access is provided from the rear lane.

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In addition to a single detached dwelling and secondary suite which are already allowed, the proposed redesignation to be R-C2 District would allow for semi-detached and duplex dwellings. A development permit for a semi-detached dwelling was submitted on 2022 September 16 and is under review.

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 respective community association was appropriate. In response, the applicant contacted the Glendale/Glendale Meadows Community Association (CA), delivered postcards to adjacent neighbours within a 90-meter radius and contacted the Ward Councillor's office. 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.

The Glendale/Glendale Meadows CA did not provide a response to the circulation. Administration contacted the CA on 2022 October 5 to follow up and no response was received.

Administration received three responses in opposition from the public. The letters of opposition included the following areas of concern:

- increased parking issues;
- inappropriate density increase in the area;
- loss of existing trees;
- increased garbage bins in the alley;
- increased noise and dust pollution; and
- inappropriate building type of the area.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The rules for landscaping and parking are the same in the existing and proposed land use districts and will be reviewed at the development permit stage.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use amendment 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.

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IMPLICATIONS

Social

The proposed land use would allow for the development of a semi-detached dwelling or a duplex dwelling. This would allow for a wider range of housing types than the existing Residential – Contextual One Dwelling (R-C1) District and may better accommodate the housing needs of different age groups, lifestyles and demographics.

Environmental

This application does not include any specific actions that address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Opportunities to enhance the development on this site with applicable climate strategies have been identified and will be pursued at the development permit stage.

Economic

The ability to develop up to two dwelling units on the subject site would make 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. **Proposed Bylaw 175D2022**
5. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform