

Land Use Amendment in Springbank Hill (Ward 6) at 79 Cortina Way SW, LOC2022-0158

RECOMMENDATION:

That Calgary Planning Commission recommends that Council:

Give three readings to the proposed bylaw for the redesignation of 0.04 hectares \pm (0.10 acres \pm) located at 79 Cortina Way SW (Plan 0811216, Block 6, Lot 17) from Direct Control (DC) District to Residential – Contextual One Dwelling (R-C1s) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2022 DECEMBER 15:

That Council give three readings to **Proposed Bylaw 15D2023** for the redesignation of 0.04 hectares \pm (0.10 acres \pm) located at 79 Cortina Way SW (Plan 0811216, Block 6, Lot 17) from Direct Control (DC) District to Residential – Contextual One Dwelling (R-C1s) District.

HIGHLIGHTS

- This land use amendment seeks to redesignate the subject site to allow for the additional uses of backyard suites and secondary suites in addition to the already allowed building types such as single detached dwellings.
- This application would allow for increased intensity on the subject site that is compatible with the surrounding context and would align with the applicable policies of the *Municipal Development Plan (MDP)*.
- What does this mean to Calgarians? The proposed Residential – Contextual One Dwelling (R-C1s) District would allow for greater housing options within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? Greater housing choice may better accommodate the evolving needs of different age groups, lifestyles, and demographics in an established community with convenient access to amenities and services.
- No development permit has been submitted for this parcel at this time.
- There is no previous Council direction regarding this application.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods

DISCUSSION

This application, located in the southwest community of Springbank Hill, was submitted by Horizon Land Surveys on behalf of the landowners, Yanling Xu and Zunhua Lu, on 2022 Aug 19.

The 0.04-hectare parcel, located midblock near the corner of Cortina Drive SW and Cortina Way SW, is currently developed with a single detached dwelling and an attached garage with access from Cortina Way SW. The proposed land use amendment would retain the use of a single detached dwelling on site and would allow for either a backyard suite as a discretionary use, or a secondary suite as a permitted use. This proposed land use amendment would be compatible with the surrounding developments as indicated in the Applicant Submission (Attachment 2). No development permit has been submitted at this time.

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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).

PUBLIC ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
- Relevant public groups 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 relevant public groups and respective community association was appropriate. In response, the applicant directly connected with residents in a 90-metre radius, as well as contacting the Community Association and the Councillor. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to relevant public groups, notice posted on site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received one letter of opposition from the public noting the following areas of concern:

- the development of rental suites;
- the increase of waste bins on the site; and
- the perceived reduction of property values.

Administration did not receive any comments from the Springbank Hill Community Association. Administration contacted the community association on 2022 Aug 03 to follow up; however, no response was received.

Administration has considered the relevant planning issues specific to the application and has determined the proposal to be appropriate with the surrounding context. The development, site design, tree retention and parking would be reviewed and determined through a future development permit application.

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.

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IMPLICATIONS

Social

The intent of the existing DC district was to develop single detached dwellings in a slope-adaptive manner. The proposed R-C1s District would support a wider range of housing types than the existing DC District and 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 proposed land use application would enable a more compact urban form that would allow for more efficient use of land and existing infrastructure.

Service and Financial Implications

No anticipated financial impact

RISK

There is no known risk associated with this application.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. **Proposed Bylaw 15D2023**
5. **CONFIDENTIAL Public Submissions**
6. **CPC Member Comment**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform