

Land Use Amendment in Glenbrook (Ward 6) at 3303 – 42 Street SW, LOC2022-0152

RECOMMENDATIONS:

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 3303 – 42 Street SW (Plan 3708GO, Block 59, Lot 20) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CGex) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2022 OCTOBER 20:

That Council give three readings to **Proposed Bylaw 173D2022** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 3303 – 42 Street SW (Plan 3708GO, Block 59, Lot 20) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CGex) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to enable grade-oriented rowhouses (excluding secondary suites) in addition to the building types already listed in the district (e.g. single detached, semi-detached and duplex dwellings).
- This proposal would allow for an appropriate building form and set of uses fronting along both 32 Avenue SW and 42 Street SW, would enable 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 this mean to Calgarians? The proposed redesignation would provide additional housing options in Glenbrook with access to alternative modes of transportation and nearby amenities.
- Why does this matter? The proposed Residential – Grade-Oriented Infill (R-CGex) District would allow greater housing options and may better accommodate the evolving needs of different age groups, lifestyles and demographics in an established community with good access to amenities and services.
- No development permit has been submitted as 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

This application, located in the southwest community of Glenbrook, was submitted by Horizon Land Surveys on behalf of the landowner, A Home Making Company Inc., on 2022 August 11.

The subject site contains a single detached dwelling and detached garage with access from the rear lane. The site is approximately 0.06 hectares in size and is located at the southwest corner of 30 Avenue SW and 42 Street SW. This land use amendment would enable the development of four rowhouse units as illustrated in the Applicant Submission (Attachment 2). A development permit has not been submitted at this time.

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A detailed planning evaluation of this policy and land use amendment application, including location 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 [Application Outreach Toolkit](#) to assess which level of outreach with public stakeholders and respective community association was appropriate. In response, the applicant delivered postcards to neighbours, door knocked on adjacent neighbours' homes and contacted the Glenbrook Community Association (CA) and Ward 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 stakeholders, notice posted on site and published [online](#). Notification letters were also sent to adjacent homeowners.

Administration received four letters of opposition to the initial application of R-CG. The letters of opposition cited concerns which can be summarized as follows:

- impact on existing community infrastructure;
- proximity to other land use submission for R-CGex (LOC2022-0137);
- density and height;
- secondary suites;
- removal of mature trees contrary to City's declaration of a climate emergency;
- traffic and parking impacts; and
- impacts on community character.

The Glenbrook CA provided a letter of opposition to the initial R-CG District on 2022 September 15 (Attachment 4), which includes concerns on the proposed density and its impact on the local community.

On 2022 August 29, the applicant requested that the application be amended to the R-CGex District, which would remove the ability to develop secondary suites. Administration followed up with the CA to confirm whether they had any comments on the amended proposal. The CA responded on 2022 September 27 stating that they would neither support nor oppose the R-CGex proposal and that their concerns previously noted would remain the same.

Administration has determined this amendment to be appropriate. The proposal is for a low-density residential district in an amenity-rich, inner-city area and is compatible with the existing low-density character of surrounding development. The building and site design, number of units and on-site parking will be 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

This proposal may have positive social implications by offering a greater number and variety of dwelling units for Calgarians near existing services and amenities.

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 permit stages.

Economic

The ability to develop up to four rowhouse units would allow for more 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 Submission
5. **Proposed Bylaw 173D2022**
6. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform