

Land Use Amendment in Glenbrook (Ward 6) located at multiple properties, LOC2022-0137

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.11 hectares \pm (0.24 acres \pm) located at 3107 – 42 Street SW and 4301 – 30 Avenue SW (Plan 8158HM, Block 38, Lots 9 and 10) 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 174D2022** for the redesignation of 0.11 hectares \pm (0.24 acres \pm) located at 3107 – 42 Street SW and 4301 – 30 Avenue SW (Plan 8158HM, Block 38, Lots 9 and 10) 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 onto both 30 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 for 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 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 Glenbrook, was submitted by Horizon Land Surveys on behalf of the landowner, 2415483 Alberta Ltd. (Jian Wei Wang), on 2022 July 27.

The subject site is developed with two semi-detached buildings with access from the rear lane. The site is approximately 0.11 hectares in size and is located at the southwest corner of 30 Avenue SW and 42 Street SW. The site currently falls within a larger 'parent' parcel. The applicant recently received approval from the City to subdivide this 'parent' parcel into five

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individual lots (Attachment 2). As such, Administration determined that the proposed redesignation could proceed while the applicant awaits final registration with Alberta Land Titles. The remaining three parcels to the south are not included with this application and will remain as the Residential – Contextual One / Two Dwelling (R-C2) District following subdivision.

This land use amendment would enable the development of rowhouses (eight units) compatible with surrounding developments as illustrated in the Applicant Submission (Attachment 3). A development permit has not been submitted at this time.

A detailed planning evaluation of this 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. Additionally, on 2022 September 15 the applicant held an in-person information session at the Glenbrook CA building. The Applicant Outreach Summary can be found in Attachment 4.

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 22 letters of opposition to the initial R-CG District. The letters of opposition cited concerns which can be summarized as follows:

- height;
- density;
- secondary suites;
- removal of mature trees;
- noise pollution;
- traffic and parking impacts;
- impacts on community character and safety; and
- lack of information from the applicant on a future development design.

Administration received one letter of support to the initial R-CG District application. The letter of support can be summarized as follows:

- great location to add density; and

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- fully in alignment with City policies.

The Glenbrook CA provided a letter of opposition to the initial R-CG District application on 2022 August 24 (Attachment 5) which includes the following concerns:

- density;
- impacts on community character; and
- lack of transit options.

On 2022 September 09, in response to the feedback, the applicant requested that the application be amended to the R-CGex District to demonstrate to the local community that their concerns pertaining to the increase in density (from two to eight units) were considered. The District removes the ability to develop secondary suites on the site.

The applicant contacted the Glenbrook CA to discuss the updated proposal. Administration followed up with the CA to confirm if there were any new comments. On 2022 September 27 the CA indicated that they would change their position to neither opposed nor in support of the 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.

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 eight rowhouse units would allow for more efficient use of land, existing infrastructure and services.

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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. Approved Subdivision Plan (SB2022-0132)
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Submission
6. **Proposed Bylaw 174D2022**
7. **CPC Member Comments**
8. **Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform