

Land Use Amendment in Shaganappi (Ward 8) at 1427 – 29 Street SW, LOC2021-0211

RECOMMENDATION:

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 1427 – 29 Street SW (Plan 7031GN, Block 7, Lot 11) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2022 OCTOBER 20:

That Council give three readings to **Proposed Bylaw 177D2022** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 1427 – 29 Street SW (Plan 7031GN, Block 7, Lot 11) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to accommodate a rowhouse development.
- The proposal allows for compatible residential uses that align with the *Municipal Development Plan* (MDP) and supports the direction of the *Shaganappi Point Area Redevelopment Plan* (ARP).
- What does this mean to Calgarians? The proposed Residential – Grade-Oriented Infill R-CG District would allow for a greater variety of housing options within the community and more efficient use of land, existing infrastructure and amenities.
- Why does this matter? The proposal would allow for a more diverse range of housing options that may better address the different social and economic needs of Calgarians.
- A development permit for a four-unit rowhouse has been submitted and is currently under review.
- There is no previous Council direction in relation to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This application was submitted by Marcel Design Studio on behalf of the landowner, Vicki Dasoar, on 2021 December 13. The subject site is in the southwest community of Shaganappi. The site is currently developed with a single detached dwelling that fronts onto 29 Street SW.

The Applicant Submission (Attachment 2) indicates the owner's intention to redevelop the property to accommodate a four-unit rowhouse building. A concurrent development permit (DP2022-01047) for a four-unit rowhouse without secondary suites has been reviewed and is ready for decision pending the approval of this land use amendment application by Council. A summary of this development permit has been provided in Attachment 3.

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

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STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
- Public/Stakeholders were informed by Administration

Applicant-Led Outreach

As part 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 relevant community association was appropriate. The applicant conducted outreach to approximately 15 residences near the subject parcel. The applicant received one email response and two phone calls. The Applicant Outreach Summary is 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 landowners. Administration received 10 letters of opposition which included the following areas of concern:

- perceived change to community character;
- shadowing caused by building height;
- decrease in availability of on-street parking;
- decrease in traffic safety for both vehicles and pedestrians;
- perceived decrease in property value;
- loss of existing tree canopy through redevelopment; and
- inadequate water infrastructure to support additional density.

No comments were received from the Shaganappi Communities Association (CA). Administration contacted the CA to follow up, and no response was received.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The proposed R-CG District is a low-density residential district that ensures a future rowhouse building will contextually fit with adjacent buildings. As such, future development under the R-CG District will not result in adverse shadow impacts on the surrounding properties and will respect the context and character of the surrounding low-density residential uses. The building and site design, number of units, landscaping, servicing and on-site parking are being reviewed through the development permit.

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 proposed land use would allow for a wider range of housing types 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*.

Economic

The ability to develop up to four dwelling units allows for more efficient use of existing infrastructure and services. The future development may also support local businesses and employment opportunities in the area.

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. Development Permit (DP2022-01047) Summary
4. Applicant Outreach Summary
5. **Proposed Bylaw 177D2022**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform