

Land Use Amendment in Glendale (Ward 6) at 2627 – 45 Street SW, LOC2022-0142

RECOMMENDATION:

That Calgary Planning Commission recommends that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 2627 – 45 Street SW (Plan 4928HH, Block 14, Lot 2) from Residential–Contextual One Dwelling (R-C1) District to Residential–Contextual One / Two Dwelling (R-C2) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2022 DECEMBER 15:

That Council give three readings to the **Proposed Bylaw 16D2023** for the redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 2627 – 45 Street SW (Plan 4928HH, Block 14, Lot 2) 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 a semi-detached and duplex dwelling in addition to the building types already allowed (e.g., single detached dwellings and secondary suites).
- The proposal would allow for a slight density increase of a low-density residential site, would allow for development that would be compatible with the character of the existing neighbourhood, and is keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed Residential Contextual One / Two Dwelling (R-C2) District would allow for additional housing options in an inner-city community and allow for a more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? Encouraging an R-C2 district in this location would promote appropriately scaled densification that would better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit for a single storey semi-detached building with two secondary suites 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

The application, in the southwest community of Glendale, was submitted by Horizon Land Surveys on behalf of Royal Model Homes Limited on 2022 July 28. The intent of the application is to allow for a low-density development with two dwelling units, as identified in the Applicant Submission (Attachment 2).

Land Use Amendment in Glendale (Ward 6) at 2627 - 45 Street SW, LOC2022-0142

The 0.06 hectare site is a mid-block parcel located along 45 Street SW. The proposed R-C2 District would be compatible with the low-density residential districts within the immediate neighbourhood.

A development permit application (DP2022-06565) was submitted on 2022 Sept 16 and is currently under review (Attachment 3). The application proposes a two-unit semi-detached building and two secondary suites. Two vehicle parking stalls will be provided in a detached garage accessed from the rear lane.

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

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 the respective community association was appropriate. In response, the applicant delivered postcards to residents within 90 metres of the subject site. The applicant also shared the information with the Glendale Community Association (CA) and the Ward 6 Councilor's Office. The Applicant Outreach Summary can be found in Attachment 4.

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 12 letters of opposition from the public. Those in opposition noted the following areas of concern:

- increase in density and strain on public infrastructure;
- additional on-street parking challenges;
- traffic and pedestrian safety issues, particularly along 45 Street SW and the intersection with 26 Avenue SW;
- lack of community fit and preference for a single detached development; and
- preference for limiting land use amendments until the Westbrook LAP is complete.

The Glendale CA also provided comments to Administration indicating their opposition to the proposed application. The Community Association Response can be found in Attachment 5.

Administration considered the relevant planning issues specific to the application and determined the proposal to be appropriate. The building and site design, number of units, onsite parking and waste management are currently being reviewed with the submitted development permit application.

Land Use Amendment in Glendale (Ward 6) at 2627 - 45 Street SW, LOC2022-0142

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

The proposed land use district would allow for additional housing types and may better accommodate the housing needs of different age groups, lifestyles, and demographics towards fostering an inclusive community.

Environmental

This application does not include any actions that specifically address the objectives of the *Climate Resilience Strategy – Pathways to 2050*.

Economic

The ability to moderately increase density in this location would make for more efficient use of existing infrastructure and services.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no know risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Development Permit (DP2022-06565) Summary
4. Applicant Outreach Summary
5. Community Association Response
6. **Proposed Bylaw 16D2023**
7. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform