

Land Use Amendment in Glendale (Ward 6) at 4519 – 19 Avenue SW - LOC2023-0006

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 4519 – 19 Avenue SW (Plan 626GV, Block 25, Lot 11) from Residential – Contextual One Dwelling (R-C1) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for semi-detached, duplex dwellings and rowhouses, in addition to the building types already listed in the district (e.g. single detached and secondary suites).
- The proposal represents an appropriate density increase of a residential site, allows for 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*.
- What does it mean to Calgarians? The proposed Residential – Grade-Oriented Infill (R-CG) District would allow for greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does it matter? The proposed R-CG District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- The proposal aligns with the Municipal Development Plan.
- A development permit has not been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment was submitted on 2023 Jan 9 by Omotara Eruteya on behalf of the landowners, Fatema Akhundzada and Ali Najafi.

The approximately 0.06 hectare site is situated at the southeast corner of 45 Street SW and 19 Avenue SW. The site is 240 metres south of the 17 Avenue SW Main Street and 270 metres south of the 45 Street Light Rail Transit (LRT) Station. The site is within 600 metres of three schools, a playground, tennis courts and community skating rink. Optimist Athletic Park also is 430 metres southwest of the subject site.

As indicated in the Applicant Submission (Attachment 2), the proposed land use district enables residential uses and accommodates up to four dwelling units. Secondary suites are a permitted use in the R-CG District.

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

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ENGAGEMENT AND COMMUNICATION

- Outreach was undertaken by the Applicant
- Public/interested parties 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 discussed the proposal with the Glendale/Glendale Meadows Community Association. 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 nine letters of opposition, one petition and no letters of support from the public. The letters of opposition cited the following concerns:

- Decreased street parking;
- Decreased privacy;
- Increased traffic and noise;
- Increased lot coverage;
- Increased waste storage; and
- Inappropriate context.

No comments from the Glendale/Glendale Meadows Community Association were received. Administration contacted the Community Association to follow up on 2023 February 16, and no response was received.

Administration considered the relevant planning issues specific to the application and has determined that the proposal is appropriate. 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 action that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development

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on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

The proposed land use would allow for a more efficient use of the land, existing infrastructure and services and provide more housing in the community.

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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform