

Land Use Amendment in Glendale (Ward 6) at 2723 – 40 Street SW, LOC2023-0021

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.15 acres ±) located at 2723 – 40 Street SW (Plan 4216HE, Block 3, Lot 15) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023 JUNE 8:

That Council give three readings to **Proposed Bylaw 103D2023** for the redesignation of 0.06 hectares ± (0.15 acres ±) located at 2723 – 40 Street SW (Plan 4216HE, Block 3, Lot 15) 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 semi-detached and duplex dwellings in addition to the building types already allowed (e.g. single detached dwellings and secondary suites).
- This proposal represents an appropriate density increase of a residential site, allows for development compatible with the character of the existing neighbourhood and aligns with the applicable policies of the *Westbrook Communities Local Area Plan (LAP)* and the *Municipal Development Plan (MDP)*
- What does this mean to Calgarians? The proposed Residential – Contextual One / Two Dwelling (R-C2) District would allow for greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed R-C2 District would allow for housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit has not been submitted at this time.
- There is no previous Council Direction related to this proposal.

DISCUSSION

This application, in the southwest community of Glendale was submitted by the landowner, Pioneer Building Group Inc, on 2023 January 24. No development permit application has been submitted at this time.

This 0.06 hectare (0.15 acre) mid-block parcel is located on the west side of 40 Street SW between 26 Avenue SW and 28 Avenue SW. It is currently developed with a single detached dwelling and rear detached garage. Vehicle access is provided from 40 Street SW and the rear lane.

The site is approximately 200 metres (three-minute walk) to transit stops on 26 Avenue SW, 400 metres (five-minute walk) to transit stops on 37 Street SW, 200 metres (three-minute walk) to

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community playground, and 300 metres (four-minute walk) to the community commercial plaza at 26 Avenue SW and 37 Street SW.

In addition to existing allowable single detached and secondary suite uses, the proposed redesignation to the R-C2 District would allow for semi-detached and duplex dwellings. The Applicant Submission (Attachment 2) indicates the intention to build a duplex dwelling.

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

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 contacted the Glendale Community Association, visited approximately 20 homes on 40 Street and 41 Street SW between 26 Avenue and 28 Avenue SW to discuss the application in person with residents and provided informational flyers to neighbours. 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 no opposition from the public.

No comments from the Glendale Community Association were received. Administration contacted the Community Association 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. Items such as the building and site design, number of units and on-site parking will be reviewed at the development permit stage.

Following Calgary Planning Commission, notifications for Public Hearing of Council for the land use amendment will be posted on-site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed land use would allow for the development of a semi-detached dwelling or a duplex dwelling. This would allow for a wider range of housing types than the existing R-C1 District and may better accommodate the housing needs of different age groups, lifestyles and demographics.

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Environmental

This application does not include any specific actions that 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 approval stages.

Economic

The ability to develop up to two dwelling units on the subject site would make more efficient use of 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. **Proposed Bylaw 103D2023**
5. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform