

**Land Use Amendment in Glendale (Ward 6) at 1904 Glenwood Drive SW,
LOC2023-0062**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for redesignation of 0.07 hectares ± (0.17 acres ±) located at 1904 Glenwood Drive SW (Plan 1365GT, Block 8, Lot 10) from Residential – Contextual One Dwelling (R-C1) District to Housing – Grade Oriented (H-GO) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for a courtyard-style stacked dwelling unit development.
- The proposal represents an appropriate density increase of a residential site, allows for development that is compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *Westbrook Communities Local Area Plan* (LAP).
- What does this mean for Calgarians? The proposed Housing – Grade Oriented (H-GO) District would allow for greater housing choice within the community and a more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed H-GO District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles, and demographics.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment application, in the southwest community of Glendale, was submitted by Jimmy Lee on behalf of the landowner Gurdit Khatra on 2023 March 15. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), the applicant is exploring future development opportunities. The proposed Housing – Grade Oriented (H-GO) District would allow for a grade-oriented building forms that can be contextually appropriate in low-density residential areas.

The approximately 0.07 hectares (0.17 acres) site is located at 1904 Glenwood Drive SW at the corner of 17 Avenue SW and Glenwood Drive SW. The subject site is an irregular shaped parcel with a linear frontage of approximately 28 metres along Glenwood Drive SW and is accessed from a rear lane. The parcel is currently developed with a single storey detached dwelling and a single car garage accessed from the rear lane.

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 the respective community association was appropriate. In response, the applicant contacted the Glendale/Glendale Meadows Community Association (CA) and delivered 27 letters to nearby residents within 90 metres of the subject site. 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/interested parties, notice posted on site and was published online. Notification letters were sent to adjacent landowners.

Administration received three letters of opposition from the public. The letters of opposition included the following areas of concern:

- increased traffic and parking issues;
- loss of mature trees; and
- issues from increased height such as shadowing.

A response was not received from the Glendale/Glendale Meadows Community Association at the time of writing this report. 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. The parking, landscaping and shadowing impacts will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of 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 that contribute to a more inclusive community.

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

**Planning and Development Services Report to
Calgary Planning Commission
2023 August 17**

**ISC: UNRESTRICTED
CPC2023-0848
Page 3 of 3**

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

Economic

The proposed land use would allow for more efficient use of existing infrastructure and services.

Service and Financial Implications

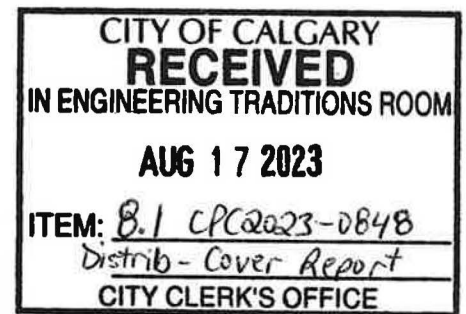
No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary



Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform