

Land Use Amendment in Glendale (Ward 6) at multiple addresses, LOC2022-0117

RECOMMENDATION:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for redesignation of 0.32 hectares \pm (0.79 acres \pm) located at 4919, 4923, 4927, 4931 and 4935 – 17 Avenue SW (Plan 6182HM, Block 5, Lots 43 to 47) from Multi-Residential – Contextual Low Profile (M-C1) District to Housing – Grade Oriented (H-GO) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023 AUGUST 17:

That Council give three readings to **Proposed Bylaw 189D2023** for redesignation of 0.32 hectares \pm (0.79 acres \pm) located at 4919, 4923, 4927, 4931 and 4935 – 17 Avenue SW (Plan 6182HM, Block 5, Lots 43 to 47) from Multi-Residential – Contextual Low Profile (M-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 multi-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 a compact grade-oriented 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.
- A concurrent development permit has been submitted and is ready for decision pending Council's decision on this land use amendment.
- 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 CivicWorks on behalf of the landowners Collette Cote, Rui Huan Lu and Sing Wong, Kathryn Leigh Mackenzie and Andy Nguyen on 2022 July 4 (Attachment 2).

Midblock on 17 Avenue SW between Gateway Drive SW to the east and Glenside Drive SW to the west, the approximately 0.32 hectare site is made up of multiple parcels, located at 4919, 4923, 4927, 4931 and 4935 – 17 Avenue SW. The five residential parcels are currently developed with five single storey detached dwellings and detached garages accessed from the rear lane. The original application submission only included the two western parcels. Subsequently on 2023 May 4, three parcels to the east were added to the application.

The original submission requested a Direct Control (DC) District based on the Multi-Residential – Contextual Grade-Oriented (M-CG) District. While the application was under review, Council

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approved amendments to Land Use Bylaw 1P2007 to introduce the new H-GO District. Administration worked with the applicant to revise the proposal and utilize the new standard district.

The proposed H-GO District would allow for grade-oriented building forms that would be contextually appropriate in low-density residential areas.

A concurrent development permit on the two western parcels for a courtyard-style stacked townhouse development has been submitted. Administration is ready to approve the development pending Council's decision on this proposed land use amendment. See Development Permit (DP2022-06295) Summary (Attachment 3) for additional information.

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 the relevant public groups and respective community association was appropriate. In response, the applicant engaged with neighbouring residents and the wider community through a variety of strategies including on-site signage, hand delivered mailers, a project website and a dedicated voicemail and email address. The applicant also met with the Glendale/Glendale Meadows Communities Association (CA) and continued dialogue by way of email throughout the application process. Further details can be found within the Applicant Outreach Summary (Attachment 4).

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

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

- lack of onsite parking - 11 stalls proposed for 22 units, no street or lane parking;
- traffic impacts in the unpaved rear lane, noise, congestion, dust, speed, developer should pave the lane;
- too many units, density increased over current M-C1;
- waste and recycling carts (x22) and how they will be picked up and stored;
- height and privacy issues;
- building setbacks, lot coverage; and
- community character "single family community feel".

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No comments from the Glendale/Glendale Meadows Community Association were received. Administration reached out to 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. Through the development permit review process, parking, unit density, waste and recycling and privacy issues were reviewed and determined to be functional and compatible in context with the community and transit station area.

Following Calgary Planning Commission, notifications for Public Hearing of Council 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 district would enable grade-oriented development in a range of housing forms and building design that is adaptable to evolving housing needs. It will accommodate the housing needs of different age groups, lifestyles and demographics which contributes to a more inclusive community.

Environmental

The proposed land use redesignation would provide incremental climate benefits by allowing more people to live closer to existing services and amenities and contribute to the optimization of existing transit infrastructure, which supports the overall objectives of the *Calgary Climate Strategy – Pathways to 2050*. The applicant has also committed to specific measures for the development of the site including the provision of Electric Vehicle (EV) capable stalls.

Economic

The proposed land use would allow for a more efficient use of land, 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. Development Permit (DP2022-06295) Summary
4. Applicant Outreach Summary
5. **Proposed Bylaw 189D2023**
6. **CPC Member Comments**

**Planning and Development Services Report to
Calgary Planning Commission
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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform