

Land Use Amendment in Shaganappi (Ward 8) at 1711 – 26 Street SW, LOC2023-0208

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.07 hectares ± (0.16 acres ±) located at 1711 – 26 Street SW (Plan 960GB, Block E, Lot 3) from Residential – Contextual One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for grade-oriented development in a range of housing forms at a scale consistent with low density residential districts.
- The proposal represents an appropriate increase in density of a residential site, allows for development that is compatible with existing development in the community, and aligns with policies in the *Municipal Development Plan* (MDP) and the *Westbrook Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? The proposed land use amendment would allow for greater housing choices within the community and more efficient use of existing infrastructure and amenities in the community.
- Why does this matter? The proposed Housing – Grade Oriented (H-GO) District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles, and demographics.
- A development permit for five dwelling units and five secondary suites with a carport was submitted on 2023 September 08 and is under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment application, located in the community of Shaganappi, was submitted on 2023 July 24 by Savelica Designs on behalf of the landowner, Redline Realty Investments Inc. The approximately 0.07 hectare (0.16 acre) site is a single parcel located on the west side of 26 Street SW, between 14 Avenue SW and 16 Avenue SW. It is currently developed with a single detached dwelling and a detached garage accessed from the rear lane.

As indicated in the Applicant Submission (Attachment 2), the proposed land use district enables development of grade-oriented housing forms that may be contextually appropriate in low density residential areas. A development permit (DP2023-06288) for a stacked townhouse style development with five dwelling units and five secondary suites in two buildings and a carport located at the rear of the site was submitted on 2023 September 08 and is under review.

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

Land Use Amendment in Shaganappi (Ward 8) at 1711 – 26 Street SW, LOC2023-0208

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 spoke with adjacent residents and the Community Association about the application. This was done through distribution of an informational letter, door knocking to 50 of the adjacent homeowners, and correspondence with adjacent residents, property owners, and Community Association representatives through telephone and email. The Applicant Outreach Summary (Attachment 3) indicates that signage, letters, and virtual/ in-person meetings will continue to update residents as the application process progresses.

City-Led Outreach

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

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

- insufficient on-site vehicle parking;
- traffic impacts from the additional density;
- waste and recycling congestion in the adjacent laneway;
- density and overall height;
- building setbacks and lot coverage; and
- shadowing, privacy and overlook issues on adjacent lots.

The Shaganappi Community Association (CA) provided comments through a letter of opposition to the application. The primary concerns of the CA included no concurrent development permit submission, the mid-block orientation and perceived smaller size of the lot, and lack of formal or consistent engagement with community members or the CA.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, number of units, and on-site parking are being reviewed through the development permit process.

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.

Land Use Amendment in Shaganappi (Ward 8) at 1711 – 26 Street SW, LOC2023-0208

IMPLICATIONS

Social

The proposal would add to the range of housing types available in the community, which can support housing affordability and ensure that the housing needs of various demographics are met appropriately. This may enable different demographics to find suitable housing in Shaganappi, enhancing the diversity and inclusivity of the community.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies are being discussed in the development permit review.

Economic

The ability to develop from two dwelling units to additional units on the parcel would allow for more efficient use of land and existing infrastructure. The future development may also support local business and employment opportunities in the area.

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. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform