

Land Use Amendment in Glenbrook (Ward 6) at 2731 – 43 Street SW, LOC2023-0177

RECOMMENDATION:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 2731 – 43 Street SW (Plan 2736HS, Block 1, Lot 14) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023
 SEPTEMBER 21:**

That Council give three readings to **Proposed Bylaw 209D2023** for the redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 2731 – 43 Street SW (Plan 2736HS, Block 1, Lot 14) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R C2) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for semi-detached and duplex dwellings in addition to the building types already allowed (e.g. single detached dwellings 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* (MDP) and *Westbrook Communities Local Area Plan* (LAP).
- What does it 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 more 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 Glenbrook was submitted by Horizon Land Surveys on behalf of the landowners, Gjergji Gishti and Kleona Gishiti on 2023 July 05. No development permit application has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), the applicant intends to build a semi-detached dwelling in the future.

The 0.06 hectare (0.15 acre) mid-block parcel is located on the west side of 43 Street SW and south of 26 Avenue SW. It is currently developed with a single detached dwelling and a detached garage with rear lane access.

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The site is approximately 400 metres (a seven-minute walk) to a transit stop on 26 Avenue SW, 600 metres (a ten-minute walk) to a community playground and 700 metres (a 12-minute walk) to the community commercial plaza at 26 Avenue SW and 37 Street SW.

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 public/interested parties and respective community association was appropriate. In response, the applicant reached out to the Glenbrook Community Association, the Ward 6 Councillor's office and neighbouring property owners within a 90-metre radius to discuss the application in person. Postcards were also delivered 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 the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received one letter of opposition which included the following areas of concern:

- increased height;
- privacy for neighbouring lots; and
- semi-detached dwellings do not fit the character of the community.

The Glenbrook Community Association provided a response to the circulation expressing neither support nor opposition to the application (Attachment 4). The Community Association did indicate concerns about upgrading sidewalks and protecting existing trees.

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 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.

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IMPLICATIONS

Social

The proposed land use district would allow for additional housing types that may better accommodate the housing needs of different age groups, lifestyles and demographics.

Environmental

The 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 will be explored and encouraged at subsequent development approval stages.

Economic

The ability to modestly increase density in this location 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
4. Community Association Response
5. **Proposed Bylaw 209D2023**
6. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform