

**Land Use Amendment in Glendale (Ward 6) at 1904 Georgia Street SW,
 LOC2023-0081**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.25 hectares \pm (0.62 acres \pm) located at 1904 Georgia Street SW (Plan 774HI, Block 1, Lots 1 to 3) from Residential – Contextual One Dwelling (R-C1) District to Mixed Use – General (MU-1f4.0h22) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023
 OCTOBER 19:**

That Council give three readings to **Proposed Bylaw 251D2023** for the redesignation of 0.25 hectares \pm (0.62 acres \pm) located at 1904 Georgia Street SW (Plan 774HI, Block 1, Lots 1 to 3) from Residential – Contextual One Dwelling (R-C1) District to Mixed Use – General (MU-1f4.0h22) District.

HIGHLIGHTS

- This land use amendment application seeks to redesignate the subject property to Mixed Use – General (MU-1) District to allow for street-oriented mixed-use development of up to 22 metres (six storeys) in height.
- The proposal allows for higher density development next to the 45 Street LRT Station and an appropriate set of uses along 17 Avenue SW. The proposal aligns with the applicable policies of the *Municipal Development Plan* (MDP) and *Westbrook Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? This proposal would allow for more housing options within an established area of the city with access to alternative transportation modes and would allow for more efficient use of existing infrastructure.
- Why does this matter? The proposal would provide additional housing and commercial options in the area with convenient access to transit and a wide range of community amenities.
- A development permit has been submitted and is under review by Administration.
- There is no previous Council direction regarding the proposal.

DISCUSSION

This application is located in the southwest community of Glendale and was submitted by CivicWorks on behalf of the landowner, Skyview Properties Inc., on 2023 March 31. As noted in the Applicant Submission (Attachment 2), their intent is to provide a transit-oriented development that locates higher density residential near the primary transit network.

The approximately 0.25 hectare (0.62 acre) site is located to the south of 17 Avenue SW, bordered by 45 Street SW to the east and Georgia Street SW to the west, with a rear lane to the south. The site benefits from immediate adjacency (approximately 30 metres, less than a minute walk) to the 45 Street LRT station, which is situated to the north of the site across 17 Avenue SW. The site was formerly made of four parcels, but has since been consolidated into a single

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parcel, and is currently developed with four single detached dwellings, each with a detached garage that is accessed from the rear lane.

The proposed MU-1 District would allow for a mixed-use development at a maximum building height of 22 metres, up to six storeys. The MU-1 building height rule includes setback requirements for the adjacent low-density development to the south. The proposed MU-1 District would also allow for a maximum building floor area of approximately 10,000 square metres.

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

A development permit (DP2023-02650) for a six-storey, multi-residential development for 101 dwelling units (with no commercial element) was submitted on 2023 April 27 and is under review.

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 hand-delivered mailers to surrounding residents, businesses, and interested parties within approximately 200 metres of the subject site, created a project website, maintained an outreach voicemail and email inbox, installed on-site signage, met with the Glendale/Glendale Meadows Community Association (CA) and held a public information session with the wider community.

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 20 letters of opposition from the public. The letters of opposition included the following areas of concern:

- proposed density and height is excessive and incompatible with the surrounding and established adjacent Residential – Contextual One Dwelling (R-C1) District;
- there are other suitable and vacant lands within the Westbrook Communities where a development of this size and scale would be better suited;
- significant impact on the availability of on-street parking on surrounding streets;
- traffic safety concerns relating to the dangerous intersections between 17 Avenue SW and 45 Street SW and Georgia Street SW;
- shadows cast onto 17 Avenue SW, impairing visibility and cause variable icing conditions;

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- overhead power lines are not conducive to successful commercial amenities and the walkable nature of Calgary that is desired in the LAP;
- construction phase impacts on surrounding residential streets including noise, dust, traffic and access;
- a worsening of insufficient water/sewer infrastructure;
- commercial units are not in demand;
- loss of established trees;
- overshadowing of, and loss of privacy to, adjacent property;
- negative impact on property value; and
- precedent setting.

The Glendale/Glendale Meadows CA and the Westgate CA provided letters of opposition on 2023 May 12. The letters can be found in Attachment 4.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The proposed land use, including the intended district and associated modifiers, are in alignment with the MDP and the LAP as those statutory plans speak to density, height and locational considerations. Anticipated parking and traffic safety impacts, relevant to the proposed land use application, have been considered and are acceptable. Matters relating to precedent setting, property value, construction phase impacts and market demand for specific uses are not material planning considerations and therefore were not considered in the assessment of this land use application. The building and site design, number of units, traffic safety and on-site parking considerations 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.

IMPLICATIONS

Social

The proposal enables the continuation of higher density residential and commercial in the community of Glendale and provides for diversification of housing choice and opportunity for mixed-use development. The proposed land use amendment may act as a catalyst for future transit-oriented development within the 45 Street Transit Station Area as intended in the *Westbrook Communities Local Area Plan*.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. As part of the ongoing review of the concurrent development permit, solar ready and electric vehicle infrastructure are being explored.

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Economic

The proposed land use amendment would enable the development of residential dwelling units and commercial space. The development would provide housing and employment opportunities within Glendale and surrounding communities and would support local businesses.

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 251D2023**
- 6. CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform