

Land Use Amendment in Glamorgan (Ward 6) at 4160 – 42 Street SW, LOC2023-0180

RECOMMENDATION:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.07 hectares \pm (0.16 acres \pm) located at 4160 – 42 Street SW (Plan 567HH, Block 1, Lot 8) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023 OCTOBER 19:

That Council give three readings to **Proposed Bylaw 240D2023** for the redesignation of 0.07 hectares \pm (0.16 acres \pm) located at 4160 – 42 Street SW (Plan 567HH, Block 1, Lot 8) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

Opposition to Recommendations: Councillor Chabot

HIGHLIGHTS

- This application seeks to redesignate the subject site to Residential – Grade-Oriented Infill (R-CG) District, to allow for rowhouses and townhouses, in addition to the building types already listed in the district (e.g. single detached, semi-detached, duplex dwelling 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).
- What does this mean to Calgarians? The proposed R-CG 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 R-CG 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 land use amendment application in the southwest community of Glamorgan was submitted by New Century Design on behalf of the landowner, Royal Model Homes LTD, on 2023 July 5. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), the intent is to apply for a development permit for a four-unit rowhouse with secondary suites in the future.

The approximately 0.07 hectares (0.16 acres) site is located at the northeast corner of 41 Avenue SW and 42 Street SW. It is directly across from a park space containing two schools, athletic fields, and the Glamorgan Community Association (CA) site.

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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/interest parties and respective community association was appropriate. In response, the applicant contacted the Glamorgan CA, the Ward Councillor's Office, delivered postcards to the nearest 120 neighbours and attended an open house hosted by the Glamorgan CA. 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 76 letters in opposition from the public and two letters in support. The letters of opposition included the following areas of concern:

- increased traffic and parking issues;
- reduced sunlight and privacy for neighbouring lots;
- impact on the character of the community; and
- impact on existing infrastructure.

The Glamorgan CA provided a letter in opposition on 2023 August 4 (Attachment 4). They stated similar concerns to the public comments received, with an emphasis on the following:

- the application does not fit the character of the neighbourhood in terms of the potential scale and density;
- there is currently no local area plan which applies; and
- strong community opposition to this type of development.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The R-CG District is intended to be located adjacent to other low-density districts and accommodates a variety of housing forms. 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 amendment allows for the additional uses of rowhouses and townhouses. As such, the proposal may better accommodate the housing needs of different age groups, lifestyles and demographics.

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 will be explored and encouraged at subsequent development approval stages.

Economic

The proposed land use amendment would allow for a more efficient use of land, existing infrastructure and services and provide more housing in the community.

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 240D2023**
6. **CPC Member Comments**
7. **Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform