

Land Use Amendment in Glenbrook (Ward 6) at 2804 – 42 Street SW, LOC2023-0320

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 2804 – 42 Street SW (Plan 7636HK, Block 28, Lot 1) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for rowhouses and townhouses, in addition to the building types already listed in the current district (e.g. single detached, semi-detached, duplex dwellings and secondary suites).
- The proposal represents an appropriate use 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 the *Westbrook Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? The proposed Residential – Grade-Oriented Infill (R-CG) 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-CG District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- No development permit has 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 Glenbrook, was submitted by New Century Design on behalf of the landowner, David G. Yanko, on 2023 October 19. The proposal is to facilitate the development of a four-unit rowhouse with secondary suites. No development permit application has been submitted at this time. The Applicant Submission can be found in Attachment 2.

The approximately 0.06 hectare (0.14 acre) corner lot is located at the southeast corner of 28 Avenue SW and 42 Street SW. It is currently developed with a single detached dwelling with a rear detached garage. Vehicle access is provided from the rear lane.

The site is served well by transit, with stops for Route 6 (Killarney/26 Avenue SW) within 230 metres (a two-minute walk) from the site on 26 Avenue SW. The subject parcel is within 700 metres (a ten-minute walk) to community amenities such as the Glenbrook Community Association Rink / Glenbrook Community Hall, Glendale School, St. Thomas Aquinas School, Graham Playground and a Community Shopping Centre.

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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/interested parties and respective community association was appropriate. In response, the applicant reached out to the Glenbrook Community Association (CA), the Ward Councillor's Office and delivered postcards to residents within a 90-metre radius from the site. 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 three letters of opposition from the public. The letters of opposition included the following areas of concern:

- shortage of space for parking vehicles;
- shortage of space to accommodate garbage, recycling and compost bins;
- increased back alley traffic;
- increased activity around the park; and
- obstruction of views and reduced privacy for neighbouring lot.

The CA provided comments neither in support or opposition of this application. The CA Response 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 R-CG District is intended to be located adjacent to other low-density districts and accommodates a variety of housing forms. It provides for a modest density increase while being sensitive to adjacent development. Details such as the appropriate building and site design, number of units, increased density, placement of garbage, recycling and compost bins, increased traffic, parking issues, and privacy for neighbouring lot will be reviewed and determined at the development permit stage. 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 application would allow for additional housing types of rowhouses and townhouses, and may better accommodate the housing needs of different age groups, lifestyles and demographics that contribute to a more inclusive community.

Environmental

The land use amendment 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 stage.

Economic

The proposed land use amendment application 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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform