

Land Use Amendment in Glenbrook (Ward 6) at 3119 – 45 Street SW, LOC2023-0233

RECOMMENDATION:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 3119 – 45 Street SW (Plan 5709HL, Block 41, Lot 16) from Residential – Contextual One Dwelling (R-C1) District to Housing – Grade Oriented (H-GO) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023
 NOVEMBER 16:**

That Council give three readings to **Proposed Bylaw 15D2024** for the redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 3119 – 45 Street SW (Plan 5709HL, Block 41, Lot 16) from Residential – Contextual One Dwelling (R-C1) District to Housing – Grade Oriented (H-GO) District.

Excerpt from the Minutes of the Regular Meeting of the Calgary Planning Commission, 2023 November 16:

“The following documents were distributed with respect to Report CPC2023-1077:

- A Revised Attachment 2; and
- A presentation entitled "LOC2023-0233 Land Use Amendment".”

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for rowhouses and townhouses in the form of grade-oriented housing where the dwelling units may be attached or stacked within a shared building or cluster of buildings that also includes secondary suites.
- This 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 the *Westbrook Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? The proposed Housing – Grade Oriented (H-GO) 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 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 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 O2 Planning and Design on behalf of the landowner, Killarney 45 St Ltd., on 2023 August 11. No development

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permit application has been submitted at this time. The Applicant Submission can be found in Attachment 2.

The approximately 0.05 hectare (0.12 acre) midblock parcel is on the west of 45 Street SW between 30 Avenue SW and 33 Avenue SW. It is currently developed with a single detached dwelling with a rear detached garage. Vehicle access is currently provided from the rear lane.

The site is well-served by transit, with a stop for Route 93 (Coach Hill/Westbrook Station) located in front of the site. There is a neighbourhood park 240 metres (a four-minute walk) to the north of the site. Glenbrook Community Association, Glenbrook Elementary School, and Calgary Christian High School are located within 400 metres (a seven-minute walk) from the site.

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 and discussed the proposal with surrounding neighbours within a 90-metre radius. 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 eight letters of opposition from the public. The letters of opposition included the following areas of concern:

- increased traffic and parking issues;
- increased noise;
- effect on the value of the existing neighbouring homes;
- reduced sunlight and privacy for neighbouring lots;
- rowhouses not fitting the character of the community; and
- damage to the paved rear lane during construction.

The Glenbrook Community Association provided a neutral response on 2023 September 15 (Attachment 4), however, made the following comments:

- sidewalks along 45 Street SW need to be upgraded;
- preservation of current urban canopy must be considered; and

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- public infrastructure such as water, sewer, electrical, roads etc. may not be able to accommodate an increase in users.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The H-GO District is intended to be located adjacent to other low-density districts and accommodates a variety of grade-oriented housing forms. It provides for a modest density increase while being sensitive to adjacent development. The building and site design, number of units, on-site parking, and site servicing capacity will be reviewed and determined at the future development permit stage.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use amendment will be posted on-site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed application would allow for additional housing types and may better accommodate the housing needs of different age groups, lifestyles and demographics that contribute to a more inclusive 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 will be explored and encouraged at subsequent development approval stages.

Economic

The proposed land use 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.

**Planning and Development Services Report to
Calgary Planning Commission
2023 November 16**

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ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response
- 5. Proposed Bylaw 15D2024**
- 6. CPC Member Comments**
- 7. Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform