

Land Use Amendment in Glenbrook (Ward 6) at 3916 – 30 Avenue SW, LOC2023-0351

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 3916 – 30 Avenue SW (Plan 1365AH, Block 31, Lots 51 and 52) 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 existing district (e.g. single detached, semi-detached, duplex 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 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 support more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit application for a rowhouse and a detached garage has been submitted.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, in the southwest community of Glenbrook was submitted by SLVGD Architecture on behalf of the landowners, Jeremy Paylor and Kuljit Punia, on 2023 November 10. The applicant has indicated the intent to build a four-unit rowhouse as noted in the Applicant Submission (Attachment 2). A development permit (DP2024-00651) for a rowhouse building with a detached garage was subsequently submitted on 2024 January 29 and is under review.

The subject site of approximately 0.06 hectares (0.14 acres) is located at northeast corner of 39 Street SW and 30 Avenue SW. Currently a single detached dwelling exists on the site, with a rear detached garage accessed by the lane. To the immediate east of the subject site is a recently developed rowhouse building. The immediate surrounding area of the subject site is predominantly single detached dwellings.

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

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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 had distributed information mailing cards to residents in the immediate vicinity of the subject site and reached out by email to the Glenbrook Community Association (CA) and the Ward Councillor's Office. 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.

No public comments were received at the time of writing this report.

The Glenbrook CA responded with comments (Attachment 4) that focus on development permit concerns regarding how intensity is accommodated on the site, impacts on parking and the capacity of existing infrastructure and services in the community.

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 compatible with other low density residential districts and accommodates a variety of grade-oriented housing forms. The site and building design and related parking, servicing, and landscaping considerations will be reviewed 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

This land use amendment would enable a variety of housing types to better accommodate the needs of different age groups, lifestyles, and demographics that may contribute towards a more inclusive community.

Environmental

This application does not include 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.

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Economic

The proposed land use amendment would allow for a more efficient use of land, existing infrastructure and local 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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform