

Land Use Amendment in Glendale (Ward 6) at 4115 – 26 Avenue SW, LOC2024-0079

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 4115 – 26 Avenue SW (Plan 4216HE, Block 3, Lot 9) from Residential – Contextual One Dwelling (R-C1) District to Housing – Grade Oriented (H-GO) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for grade-oriented development in a range of housing forms where dwelling units may be attached or stacked in a form and scale consistent with low density residential districts.
- The proposal represents an appropriate increase in density of a residential site, allows for development that is compatible with existing development in the community, and aligns with policies in the *Municipal Development Plan* (MDP) and the *Westbrook Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? The proposed land use amendment would allow for greater housing choices within the community and more efficient use of existing infrastructure and amenities in the community.
- Why does this matter? The proposed Housing – Grade Oriented (H-GO) 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.
- On 2024 May 14, City Council approved bylaw 21P2024 to redesignate multiple parcels city-wide, including this parcel. Bylaw 21P2024 will be in force on 2024 August 6.

DISCUSSION

This land use amendment application, located in the southwest community of Glendale, was submitted on 2024 March 12 by Horizon Land Surveys, on behalf of the landowner, Elias Ade. No development permit has been submitted at this time.

The approximately 0.06 hectare (0.14 acre) corner site is located on the south side of 26 Avenue SW, and east side of 41 Street SW. As indicated in the Applicant Submission (Attachment 2), the proposed land use amendment seeks to redesignate the site to a H-GO District to allow for additional housing options in the community in grade-oriented building forms that would be contextually appropriate in low-density residential areas.

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

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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 Glendale/Glendale Meadows Community Association (CA) and Ward 6 Councillor's office. An informational letter was distributed to residents within a 100-metre radius. The applicant has indicated that they will continue to follow up with residents that have provided responses. 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 five letters of opposition and one letter of support from the public. No comments from the CA were received. The letters of opposition included the following areas of concern:

- increased traffic and parking issues;
- safety concerns due to increased traffic;
- increased noise due to increased traffic and density;
- privacy and overlook onto neighbouring lots;
- rowhouses not fitting in with the character of the community; and
- public infrastructure such as sewers not being able to accommodate an increase in users.

The letter in support is from adjacent neighbour, they state general support for the plan.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, number of units and on-site parking will be reviewed and determined at the development permit stage. This parcel is identified in the *Westbrook Local Area Plan* (LAP) as appropriate for the H-GO District.

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 would add to the range of housing types available in the community, which can support housing affordability and ensure that the housing needs of various demographics are met appropriately. This may enable different demographics to find suitable housing in Glendale, enhancing the diversity and inclusivity of the community.

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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 ability to develop additional units on the parcel would allow for more efficient use of land and existing infrastructure. The future development may also support local business and employment opportunities in the area.

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

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform