

Land Use Amendment in Glenbrook (Ward 6) at 2712 – 45 Street SW, LOC2024-0087

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 2712 – 45 Street SW (Plan 2736HS, Block 2, Lot 14) 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 at a scale consistent with low density residential districts.
- The proposal represents an appropriate density increase of a residential site, allows 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 will 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 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 at this time.
- 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. The applicant has elected to proceed with this application despite this implementation date occurring before the application may be presented to City Council at the 2024 September 10 Public Hearing.

DISCUSSION

This land use amendment application in the southwest community of Glenbrook was submitted by Horizon Land Surveys on behalf of the landowner, Rajwinder Kaur, on 2024 March 19. No development permit has been submitted at this time. Additional information can be found within the Applicant Submission (Attachment 2).

The midblock site is approximately 0.06 hectares (0.14 acres) in size and currently developed with a one-storey single detached dwelling and a detached garage that is accessed from a rear lane.

The subject parcel meets the location criteria of the H-GO District established in Land Use Bylaw 1P2007 as it is classified as a Neighbourhood Connector within an approved Local Area Plan as identified on Map 3 'Urban Form' of the LAP.

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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 visited homes within a 100-metre radius of the subject site to discuss the application with residents. Postcards were delivered to neighbours within a 100-metres radius. The applicant also contacted the Ward Councillor's Office and the Community Association. 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 one letter of opposition from the public. The letter included the following areas of concern:

- increased traffic and parking issues; and
- public infrastructure, such as roads, not being able to accommodate an increase in users.

Administration received a letter from the Glenbrook Community Association indicating that they were neither in support nor in opposition to the application (Attachment 4). The letter identified suggested improvements to support the increase in density including wider sidewalks and preservation of the urban tree canopy.

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, on-site parking, and protection of public trees 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 would create the opportunity for additional housing types which can increase the diversity of housing options in the area. This may better accommodate the housing needs of different age groups, lifestyles and demographics that will contribute to the creation of 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 ability to moderately increase density 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
4. Community Association Response

Department Circulation

| General Manager (Name) | Department | Approve/Consult/Inform |
|---------------------------|------------|------------------------|
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