

Land Use Amendment in Southview (Ward 9) at 2029 – 28 Street SE, LOC2023-0306

RECOMMENDATION:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.08 hectares \pm (0.19 acres \pm) located at 2029 – 28 Street SE (Plan 3244GR, Block 16, Lot 21) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024
 FEBRUARY 8:**

That Council give three readings to **Proposed Bylaw 92D2024** for the redesignation of 0.08 hectares \pm (0.19 acres \pm) located at 2029 – 28 Street SE (Plan 3244GR, Block 16, Lot 21) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R C2) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for semi-detached and duplex dwellings in addition to the building types already allowed (e.g. single detached 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).
- What does it mean to Calgarians? The proposed Residential – Contextual One / Two Dwelling (R-C2) District would allow for greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does it matter? The proposed R-C2 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, located in the southeast community of Southview, was submitted on 2023 October 9 by the landowner, Sanjeev Kapoor. No development permit application has been submitted at his time; however, as indicated in the Applicant Submission (Attachment 2), the proposed land use district enables the development of semi-detached dwellings on the subject site.

The approximately 0.08 hectare midblock parcel is located on 28 Street SE between Birchwood Crescent SE and 19 Avenue SE. The site is currently vacant and is located approximately 400 metres (a six-minute walk) from 17 Avenue SE, an Urban Main Street as identified on Map 1: Urban Structure of the MDP.

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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 owner contacted the Southview Community Association, neighbourhood residents and other interested parties. 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 two letters of opposition from the public. The letters of opposition included concerns about the impact on existing trees, increased traffic and potential built form.

No comments from the Southview Community Association were received. Administration contacted the Community Association to follow up and no response was received.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate, as the proposal represents modest intensification in alignment with applicable policies. The building and site design 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.

IMPLICATIONS

Social

The proposed R-C2 District would allow for more housing types than the existing R-C1 District and may better accommodate the housing needs of different age groups, demographics and lifestyles.

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.

**Planning and Development Services Report to
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Economic

The proposed land use amendment would enable a development of up to two dwelling units on the site which would provide more housing opportunities and make 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.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. **Proposed Bylaw 92D2024**
5. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform