

Land Use Amendment in Shaganappi (Ward 8) at 1446 – 26A Street SW, LOC2021-0198

RECOMMENDATION:

That Calgary Planning Commission, recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 1446 – 26A Street SW (Plan 307EO, Block A, Lot 7) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023
 DECEMBER 7:**

That Council give three readings to **Proposed Bylaw 27D2024** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 1446 – 26A Street SW (Plan 307EO, Block A, Lot 7) 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 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 it 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 it matter? The proposed R-CG District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit for a four-unit rowhouse building has been submitted and is under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment application was submitted by a previous applicant on behalf of a previous landowner on 2021 December 02. Following the application being on hold for several months, the ownership has changed and the current applicant is now Horizon Land Surveys who is acting on behalf of the new landowner, 2539364 Alberta Ltd. (Amir Wasef). A development permit application (DP2023-08104) for a four-unit rowhouse has been submitted and is under review. The Applicant Submission can be found in Attachment 2.

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The approximately 0.06 hectare (0.14 acre) lot is located at the northeast corner of 14 Avenue SW and 26A Street SW in the southwest community of Shaganappi. It is currently developed with a single detached dwelling with a rear detached garage. Vehicle access is currently provided from the rear lane.

The subject site is well-served by Calgary Transit with the Shaganappi Point LRT station located approximately 300 metres (four-minute walk) of the subject parcel. Additionally, the eastbound transit stop for Route 9 on Bow Trail is located within approximately 330 metres (four-minute walk) of the subject 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 Shaganappi Community Association, the Ward Councillor's Office, and delivered postcards within a 90-metre radius to discuss the application in person with residents. 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 four letters of opposition from the public. The letters of opposition included the following areas of concern:

- does not fit the character of the community;
- increased traffic and parking issues; and
- shadowing and reduced privacy of neighbouring lot to the north.

A letter of no objection was received from the Shaganappi Community Association on 2023 November 23 and can be found in Attachment 4.

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.

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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 application would allow for additional housing types of rowhouses and townhouses. Further, the proposal 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 are being explored and encouraged as part of the associated development permit application.

Economic

The proposed land use amendment would allow for a more efficient use of land, existing infrastructure and services and provide more housing in the community.

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
- 5. Proposed Bylaw 27D2024**
- 6. CPC Member Comments**
- 7. Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform