

Land Use Amendment in Shaganappi (Ward 8) at 1416 – 29 Street SW, LOC2023-0092

RECOMMENDATION:

That Calgary Planning Commission recommend Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 1416 – 29 Street SW (Plan 7506FT, Block 2, Lot 3) 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 21:**

That Council give three readings to **Proposed Bylaw 46D2024** for the redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 1416 – 29 Street SW (Plan 7506FT, Block 2, Lot 3) 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 use 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*.
- 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 concurrent development permit has been submitted and is ready for decision pending Council's decision on this land use amendment.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment was submitted on 10 April 2023 by Marcel Design Studio on behalf of the landowner, PNA Investments Ltd. The approximately 0.06 hectares (0.15 acres) site is situated midblock on 29 Street SW between 12 Avenue SW and 14 Avenue SW.

As indicated in the Applicant Submission (Attachment 2), the proposed land use district enables residential land uses. Up to four dwelling units can be accommodated on the site. Secondary suites are a permitted use in the R-CG District, however none are currently proposed through the concurrent development permit (Attachment 3).

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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 mailed out details of the application to adjacent residents. More information can be found in the Applicant Outreach Summary (Attachment 4).

City-Led Outreach

In keeping with Administration's practices, this application was circulated to relevant public groups, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received six letters of opposition and two letters of support from the public. The letters of opposition cited the following concerns:

- increased construction and noise;
- increased density;
- increased waste storage requirements;
- increased shadowing;
- increased property taxes;
- decreased parking availability;
- decreased privacy, sunlight and views; and
- decreased property values.

A response from the Shaganappi Community Association was received on 2023 May 10 stating that they had no objection to the proposal (Attachment 5).

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 have been reviewed and determined through the concurrent development permit.

Following Calgary Planning Commission, notifications for Public Hearing of Council for the land use amendment will be posted on-site and mailed out 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 proposal may have positive social implications by offering a greater number and variety of dwelling units for Calgarians near existing services and amenities.

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 proposed land use 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. Development Permit (DP2023-02143) Summary
4. Applicant Outreach Summary
5. Community Association Response
- 6. Proposed Bylaw 46D2024**
- 7. CPC Member Comments**
- 8. Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform