

Land Use Amendment in Glenbrook (Ward 6) at 3139 – 37 Street SW, LOC2024-0067

RECOMMENDATION:

That Calgary Planning Commission recommend that Council give three reading to the proposed bylaw for the redesignation of 0.04 hectares \pm (0.09 acres \pm) located at 3139 – 37 Street SW (Plan 6795AC, Block 33, a portion of Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Low Profile (M-C1) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024 JULY 4:

That Council give three reading to **Proposed Bylaw 238D2024** for the redesignation of 0.04 hectares \pm (0.09 acres \pm) located at 3139 – 37 Street SW (Plan 6795AC, Block 33, a portion of Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Low Profile (M-C1) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for apartment buildings, townhouses and rowhouses with a maximum height of 14 metres.
- The proposal allows for development that is 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 Multi-Residential – Contextual Low Profile (M-C1) District would allow for greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? Multi-Residential – Contextual Low Profile (M-C1) District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit (DP2024-03119) for a tri-plex with three secondary suites has been submitted and is under review.
- On 2024 May 14, City Council approved bylaw 21P2024 to redesignate multiple parcels city-wide, including this parcel from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District. Bylaw 21P2024 will be in force on 2024 August 6.

DISCUSSION

This land use amendment application in the southwest community of Glenbrook was submitted by Horizon Land Surveys on behalf on the landowner, Reithaug Development LTD., on 2024 March 4. A development permit (DP2024-03119) for a three-unit rowhouse building with three secondary suites was submitted on 2024 May 2 and is under review. Additional information can be found within the Applicant Submission (Attachment 2).

The 0.04 hectare corner parcel is located at the intersection of 32 Avenue SW and 37 Street SW and is currently developed with a single detached dwelling and a detached garage with

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access to the rear lane. The subject site fronts onto 37 Street SW and is within 350 metres (a five-minute walk) of Richmond Road SW, which are both Primary Transit Network routes.

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 Glenbrook Community Association (CA), the Ward Councillor's Office and delivered postcards to residents within a 100-metre radius from the site. 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 of opposition included concerns over a shortage of space for parking and increased back alley traffic.

The CA provided a letter opposed to the M-C1 District in this location (Attachment 4).

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The M-C1 District is intended to be located adjacent to low density residential, while providing a modest increase in density to accommodate multi-residential development of low height and medium density. Additionally, the M-C1 District is in keeping with the applicable policies of the *Westbrook Communities Local Area Plan*.

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 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.

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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 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
- 5. Proposed Bylaw 238D2024**
- 6. CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform