

**Land Use Amendment in Glamorgan (Ward 6) at 91 Gloucester Crescent SW,
 LOC2023-0226**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 91 Gloucester Crescent SW (Plan 567HH, Block 6, Lot 10) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023
 NOVEMBER 16:**

That Council give three readings to **Proposed Bylaw 10D2024** for the redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 91 Gloucester Crescent SW (Plan 567HH, Block 6, Lot 10) 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 the residential site, allowing 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*.
- What does this 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 this 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.
- A development permit has not been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This application, in the southwest community of Glamorgan, was submitted by Horizon Land Surveys on behalf of the landowner, Royal Model Homes Ltd., on 2023 August 02. No development permit or subdivision application has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), the applicant identified the intent to build two single detached dwellings in the future, presumably through a future subdivision.

The approximately 0.06 hectare (0.15 acre) parcel is located at a corner site along Gloucester Crescent SW. The site is currently developed with a single detached dwelling and a detached garage that is accessed from Gloucester Crescent SW.

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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 distributed letters to residents within 90 metres of the site and contacted the Glamorgan Community Association and Ward 6 Office via email. 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 five letters of opposition from the public. The letters of opposition included the following areas of concern:

- lack of privacy;
- increased traffic and parking issues;
- increased density from secondary suites; and
- proposed development does not fit the character of the community.

No comments from the Glamorgan 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. The R-C2 District provides a modest increase in density at a scale that is compatible with the community. Details of the development will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for Public Hearing of Council 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.

IMPLICATIONS

Social

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

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Environmental

The applicant has indicated that they plan to pursue specific measures regarding electric vehicle and solar energy provisions as part of a future development permit, which will align with the *Calgary Climate Strategy – Pathways to 2050* (“Zero Carbon Energy” and “Zero Emissions Vehicles” programs).

Economic

The proposed land use amendment would enable a development of up to two dwelling units on 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 10D2024**
5. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform