

Planning & Development Report to
Calgary Planning Commission
2019 February 21

ISC: UNRESTRICTED
CPC2019-0095

**Land Use Amendment in Glenbrook (Ward 6) at 2815 – 43 Street SW,
LOC2018-0271**

EXECUTIVE SUMMARY

This application was submitted by Mohamad Hachem on 2018 December 19 on behalf of the landowners Ana and Sandor Takacs. The application proposes to change the designation of this property from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District to allow for:

- semi-detached and duplexes in addition to the building types already allowed (e.g. single detached and secondary suites);
- a maximum building height of 10 metres (no change from R-C1 District);
- a maximum of one main residential building per parcel (no change from R-C1 District); and
- the uses listed in the Residential – Contextual One / Two Dwelling (R-C2) District.

The proposal is in keeping with applicable policies of the *Municipal Development Plan*. As noted in the Applicant's Submission (Attachment 1), the applicant intends to pursue a development permit application for a semi-detached development in the future.

No development permit has been submitted at this time.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommends that Council a hold Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 2815 – 43 Street SW (Plan 2736HS, Block 1, Lot 20) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One / Two Dwelling (R-C2) District; and
2. Give three reading to the proposed Bylaw.

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RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2019 FEBRUARY 21:

That Council a hold Public Hearing; and

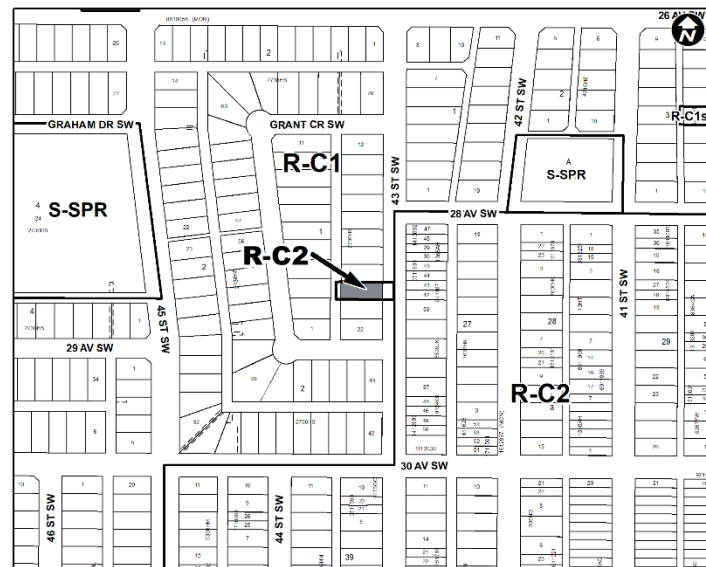
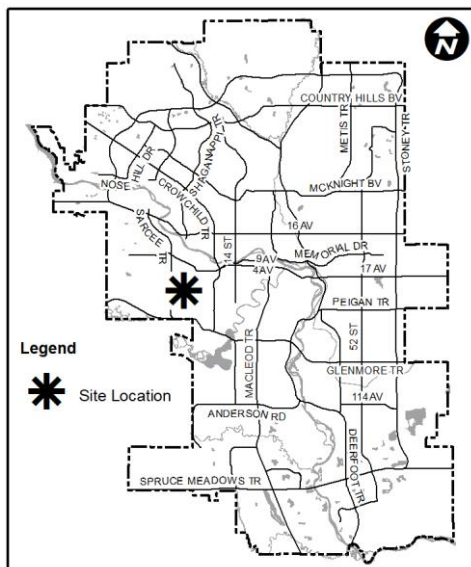
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2. Give three reading to **Proposed Bylaw 85D2019**.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

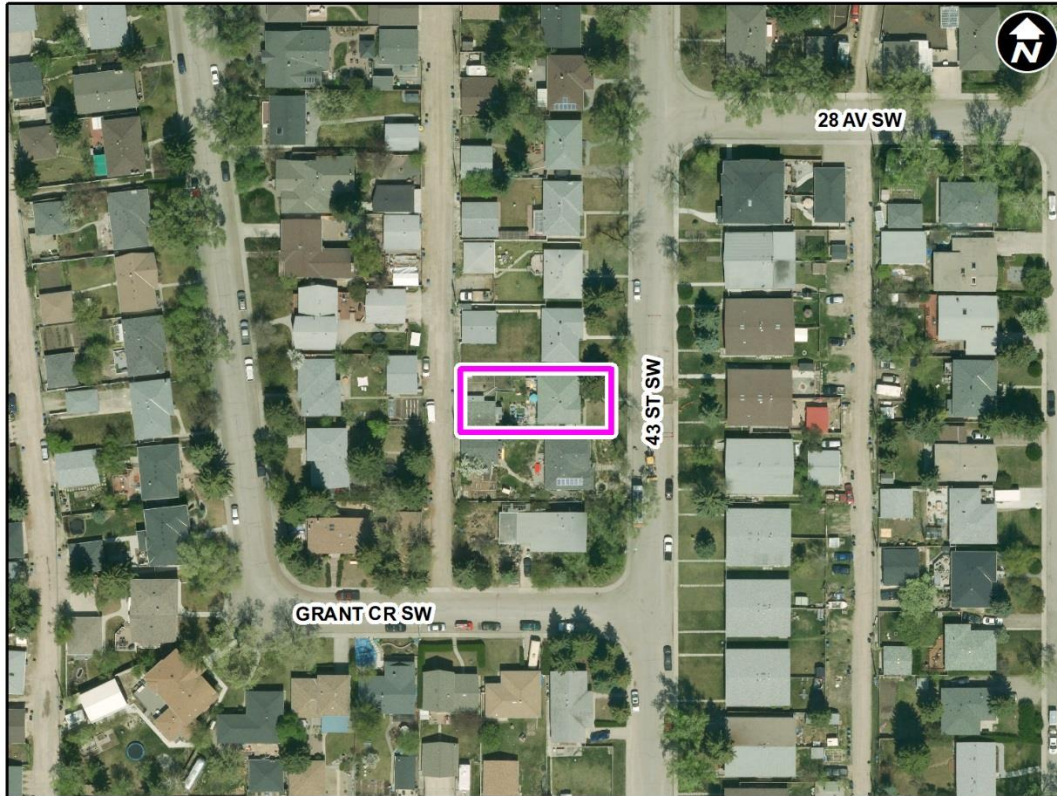
Location Maps



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Site Context

The subject site is located in the community of Glenbrook. Surrounding development is characterized by a mix of single and semi-detached homes. The predominant land use in this area is a mix of Residential – Contextual One Dwelling (R-C1) District and Residential – Contextual One / Two Dwelling (R-C2) District.

The property is approximately 0.06 hectares in size and is located mid-block on 43 Street SW. The property is currently developed with a one-storey single detached dwelling.

As identified in *Figure 1*, the community of Glenbrook has seen a slight population decline since its peak in 1982.

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Figure 1: Community Peak Population

Glenbrook	
Peak Population Year	1982
Peak Population	7,674
2017 Current Population	7,209
Difference in Population (Number)	-465
Difference in Population (Percent)	-6.1%

Source: The City of Calgary 2017 Civic Census

Additional demographic and socio-economic information may be obtained online through the [Glenbrook](#) Community profile.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal allows for a range of building types that have the ability to be compatible with the established building form of the existing neighbourhood.

Planning Considerations

Land Use

The existing Residential – Contextual One Dwelling (R-C1) District is a residential designation in developed areas that is primarily for single detached homes. The current R-C1 District allows for a maximum building height of 10 metres and a maximum of one dwelling unit. Single detached homes may include a secondary suite.

The proposed Residential – Contextual One / Two Dwelling (R-C2) District is a residential designation in developed areas that is primarily for single detached, semi-detached and duplex homes. Single detached homes may include a secondary suite. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units.

Development and Site Design

Building design, number of units and site layout details such as parking, landscaping and site access will be evaluated at development permit stage.

Environmental

There are no environmental concerns associated with the site or this proposal.

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Transportation

Pedestrian and vehicular access to the site is available from 43 Street SW and a rear lane. The area is served by Calgary Transit bus service with stops located approximately 300 metres walking distance on 26 Avenue SW providing service to 45 Street SW and Westbrook LRT station. On-street parking adjacent to the site is non-restricted. A Transportation Impact Assessment was not required as part of this application.

Utilities and Servicing

Water, sanitary and storm sewer mains are available and can accommodate the potential redevelopment of the subject site without the need for off-site improvements at this time. Individual servicing connections as well as appropriate stormwater management will be considered and reviewed at development permit stage.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent landowners and the application was advertised online.

The Glenbrook Community Association was circulated as part of this application and no response was received. A second request was sent to the Community Association with no response received at the time of this report.

Administration received four letters in support and one neutral response to the application. Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. The design compatibility of discretionary uses with respect to the surrounding neighbourhood and parking requirements will be reviewed 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.

Strategic Alignment

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the *South Saskatchewan Regional Plan* (SSRP). While the SSRP makes no specific reference to the site, the proposal meets the policies on Land Use Patterns.

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Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use amendment and policy amendment builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory, 2009)

The subject parcel is located within the Residential - Developed - Established area of the *Municipal Development Plan*. The applicable policies encourage modest redevelopment of established areas that is similar in scale and built form to existing development, including a mix of housing types. The *Municipal Development Plan* also calls for a modest intensification of the established area, an area serviced by existing infrastructure, public amenities and transit.

The proposal is in keeping with relevant *Municipal Development Plan* policies as the rules of the R-C2 District provide for a development form that may be sensitive to existing residential development in terms of height, built form and density.

Glamorgan/Glenbrook Design Brief (Non-Statutory, 1971)

The subject parcel is located within the Low-Density Residential area on the Land Use map of the *Glamorgan/Glenbrook Design Brief*. As the plan gives no further guidance as to what this entails, and the RC-G designation is a low-density designation within the *Land Use Bylaw*, Administration believes that the proposal is in alignment with the Design Brief.

Social, Environmental, Economic (External)

The recommended land use allows for a slightly wider range of housing types than the existing R-C1 District and as such, the proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics.

Financial Capacity

Current and Future Operating Budget

There are no known impacts to the current and future operating budgets at this time

Current and Future Capital Budget

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

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Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposal is in keeping with applicable policies of the *Municipal Development Plan*. The proposed R-C2 District was designed to be implemented in proximity to or directly adjacent to low-density residential development. The proposal represents a modest density increase of an inner-city parcel of land and allows for development that has the ability to be compatible with the character of the existing neighbourhood.

ATTACHMENT(S)

1. Applicant's Submission
2. **Proposed Bylaw 85D2019**