

Planning & Development Report to
Calgary Planning Commission
2019 September 05

ISC: UNRESTRICTED
CPC2019-1053

**Land Use Amendment in Glamorgan (Ward 6) at 5027- 40 Avenue SW,
LOC2019-0054**

EXECUTIVE SUMMARY

This application was submitted by the landowner, Michal Wieczorek, on 2019 April 25. The application proposes to change the designation of this property from Residential – Contextual One Dwelling with Secondary Suite (R-C1s) District to Residential – Grade Oriented Infill (R-CG) District to allow for:

- rowhouses, in addition to the building types already allowed (e.g. single detached homes, semi-detached, and duplex homes and suites);
- a maximum building height of 11 metres (an increase from the current maximum of 10 metres);
- a maximum of four dwelling units (an increase from the current maximum of one dwelling unit); and
- the uses listed in the R-CG District.

The proposal is in keeping with the applicable policies of the *Municipal Development Plan*. No development permit has been submitted at this time.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.15 acres ±) located at 5027- 40 Avenue SW (Plan 7429JK, Block 15, Lot 1) from Residential – Contextual One Dwelling with Secondary Suite (R-C1s) District to Residential – Grade Oriented Infill (R-CG) District; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

This application was submitted by the landowner, Michal Wieczorek, on 2019 April 25. No development permit has been submitted at this time, however, as per the Applicant's Submission (Attachment 1), the applicant intends to submit a development permit for a three-unit rowhouse should the redesignation be approved.

A land use redesignation application (LOC2017-0240) to amend the parcel from R-C1 to R-C1s was adopted on 2017 November 20 (Bylaw 356D2017).

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Site Context

The subject parcel is located in the southwest community of Glamorgan, on the southeast corner of 50 Street SW and 40 Avenue SW. The existing R-C1s District allows for a maximum of one dwelling unit on the site with one secondary suite. The parcel is approximately 0.06 hectares in size with dimensions of approximately 20 metres by 33 metres and is currently developed with a single detached dwelling and detached garage with access from the street. The parcel does not have a rear lane

Surrounding development consists of a mix of low density residential dwellings to the east, public park space to the south, multi-residential uses to the west, and commercial and multi-residential uses to the north. A three-unit rowhouse on a corner, laneless parcel is achievable when driveway accesses are limited to the street side of the parcel, as demonstrated in test case Scenario 1.7 in the original Council report for the R-CG District (CPC2014-109, M-2014-015).

As identified in *Figure 1*, the community of Glamorgan has seen the population generally decline since the population reached its peak in 1982; however, has remained relatively stable in the last 15 years.

Figure 1: Community Peak Population

Glamorgan	
Peak Population Year	1982
Peak Population	7,258
2018 Current Population	6,410
Difference in Population (Number)	-848
Difference in Population (Percent)	-11.7%

Source: *The City of Calgary 2018 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Glamorgan](#) 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. The proposal generally meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

Planning Considerations

The following sections highlight the scope of technical planning analysis conducted by Administration.

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Land Use

The existing Residential – Contextual One Dwelling with Secondary Suite (R-C1s) District is a residential designation in developed areas that is primarily for single detached dwellings. Single detached dwellings may include a secondary suite. The R-C1s District allows for a maximum building height of 10 metres and a maximum of one dwelling unit.

The proposed Residential – Grade-Oriented Infill (R-CG) District allows for two to three-storey (11 metres maximum height) rowhouse developments where each dwelling unit must directly face a public street. The district provides for a maximum density of 75 units per hectare which would allow up to four dwelling units on the subject parcel. Also, the R-CG District allows for a range of other low density housing forms such as single detached, semi-detached, duplex dwellings and secondary suites.

Development and Site Design

The rules of the proposed R-CG District will provide guidance for future site development including appropriate uses, building massing, height, landscaping and parking. Given the specific context of this corner site, additional items that will be considered through the development permit process include, but are not limited to:

- ensuring an engaging built interface along the frontages of both public streets;
- improving pedestrian connections by ensuring vehicle access to the site is limited to 40 Avenue SW;
- mitigation of overlooking and privacy concerns; and
- retention of the existing mature vegetation, as possible.

Environmental

An Environmental Site Assessment was not required as part of this application. There are no environmental concerns associated with the site or this proposal.

Transportation

Pedestrian access to the site is available from the existing sidewalks along 50 Street SW and 40 Avenue SW. Vehicular access is currently provided from a formal, existing driveway on 40 Avenue SW and from an off-site dropped curb off of 50 Street SW which is meant to provide maintenance access to the adjacent park to the south of the subject site. Upon redevelopment, vehicular access will be directed to 50 Street SW as there is no rear lane access. On-street parking is available on both 40 Avenue SW and 50 Street SW.

The site is located approximately 200 meters away (or a two-minute walk) from a transit stop servicing Calgary Transit Routes 13 and 93 which provide service to the Downtown core, and the Westbrook and 69 Street LRT Stations.

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The site is also located across the street (approximately 35 metres away) from a transit stop servicing Route 112 providing service to the Downtown Core with a frequent schedule of every 15 minutes.

Utilities and Servicing

Water, sanitary, and storm sewer mains are available and can accommodate 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 as part of a development permit.

Stakeholder Engagement, Research and Communication

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

The Glamorgan Community Association was circulated as part of this application, and a response letter (Attachment 2) was received on 2019 May 24. The community association supports this application with reservation, as they have concerns with regard to privacy/overlooking and shadowing on the adjacent single storey dwellings, aging infrastructure, off-site drainage, and traffic disruptions at the adjacent intersection during construction. These comments will be addressed at the time of development permit applications review.

Administration received ten letters in opposition to the application. Reasons stated for opposition are as summarized:

- Increased density;
- Maximum building height;
- Shadowing on neighbouring parcel;
- Lack of parking;
- Increased traffic; and
- Parcel coverage.

Since April 2019, the applicant has engaged with the community through several different methods as highlighted below:

- Meeting with the Glamorgan Community Association Board of Directors on 2019 April 18;
- A hand-delivered information flyer to approximately 75 houses on 40 Avenue SW, 46 Avenue SW, and 41 Avenue SW in April 2019;
- Notified Councillor Davison's office of application intent in April 2019;
- Phone call with most affected neighbour (5023 - 40 Avenue SW) on 2019 May 26;

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- A follow-up hand-delivered information flyer to approximately 100 houses on 40 Avenue SW, 46 Avenue SW, and 41 Avenue SW in July 2019 notifying residents of scheduled open house;
- Notified Councillor Davison's office of scheduled open house in July 2019; and
- Open house held at the Glamorgan Community Association on 2019 July 25 from 7:00 to 9:00pm.

Approximately 20 residents attended the open house. The applicant and their architect were present to answer questions, and the Glamorgan Community Association President was also in attendance. Comment cards were available and open house attendees were encouraged to leave comments. The applicant received seven written responses at the open house including one by email prior to the date as the resident indicated that they were unable to attend. Of the eight total responses, six were not in favour of the application and two were in favour.

A summary of the comments from those in favour of the proposed development are listed below:

- Well thought out aesthetics and parking;
- On board for this application;
- Want to see renewed housing stock in Glamorgan but not to extent of Marda Loop; and
- Hopeful to see more of this type of development in Glamorgan.

A summary of the comments from those not in favour of the proposed development are listed below:

- Good to be informed early ahead of final Council decision;
- Community always last to know except for this application;
- Rowhousing is not suitable for RC-1 zone;
- Glamorgan already has high density;
- Do not feel this type of housing (high density) fits the feel of the neighbourhood;
- Bought in this area due to single housing;
- High density housing will ruin feel of it;
- Do not see any benefits of renewing housing stock;
- This application will cause privacy issues; and
- Allowable heights will dwarf single storey homes.

Administration considered the relevant planning issues raised by the letters of opposition and the applicant-led engagement, and has determined the proposal to be appropriate. The design compatibility of discretionary uses with respect to the adjacent neighbour, 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.

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Strategic Alignment

South Saskatchewan Regional Plan (2014)

The site is located within the City, Town area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan* (SSRP). While the SSRP makes no specific reference to this site, the proposal is consistent with policies on Land Use Patterns.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use 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 as identified on Map 1: Urban Structure in the *Municipal Development Plan* (MDP). The applicable MDP policies in Section 3.5.3 encourage modest redevelopment of established areas that incorporates appropriate densities and a mix of land uses where transit stops are easily accessible.

The proposal is in keeping with relevant MDP policies as the R-CG District provides for a modest increase in density in a form that is sensitive to existing residential development in terms of height, scale and massing.

There is no local area plan for the subject site.

Social, Environmental, Economic (External)

The proposed land use allows for a wider range of housing types than the existing R-C1s District, and as such the proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics. Further, the ability to develop up to four rowhouse units will make more efficient use of existing infrastructure and services.

Financial Capacity

Current and Future Operating Budget

There are no known impacts to the current or future operating budget at this time.

Current and Future Capital Budget

The proposed land use 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 the applicable policies in the *Municipal Development Plan*. The proposed R-CG District was designed to be implemented in proximity to or directly adjacent to low density residential development. The proposal allows for a range of building types that have the ability to be compatible with the established building forms that exist in the neighbourhood and can better accommodate the housing needs of different age groups, lifestyles and demographics.

ATTACHMENT(S)

1. Applicant's Submission
2. Community Association Letter