

Planning & Development Report to
Calgary Planning Commission
2019 September 05

ISC: UNRESTRICTED
CPC2019-1036

**Land Use Amendment in North Glenmore Park (Ward 11) at 5216 - 21 Street SW,
LOC2019-0103**

EXECUTIVE SUMMARY

This land use redesignation application was submitted on 2019 June 28 by Paul Chan, who is the applicant and landowner. This application proposes to change the designation of 5216 - 21 Street SW from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District in the community of North Glenmore Park to allow for:

- rowhouses, in addition to building types already allowed (e.g. single detached dwellings, semi-detached dwellings, duplex homes, and secondary 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 two dwellings units); and
- the uses listed in the R-CG District.

The proposal aligns with the applicable policies of the *Municipal Development Plan* (MDP).

No development permit application has been submitted at this time.

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.08 hectares ± (0.20 acres ±) located at 5216 - 21 Street SW (Plan 7280AJ, Block 18; Lots 42, 43 and 44) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District; and
2. Give three readings to the proposed bylaw.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2019 September 5:

That Council hold a Public Hearing; and

1. ADOPT, by bylaw, the proposed redesignation of 0.08 hectares ± (0.20 acres ±) located at 5216 - 21 Street SW (Plan 7280AJ, Block 18; Lots 42, 43 and 44) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District; and
2. Give three readings to **Proposed Bylaw 196D2019**.

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PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

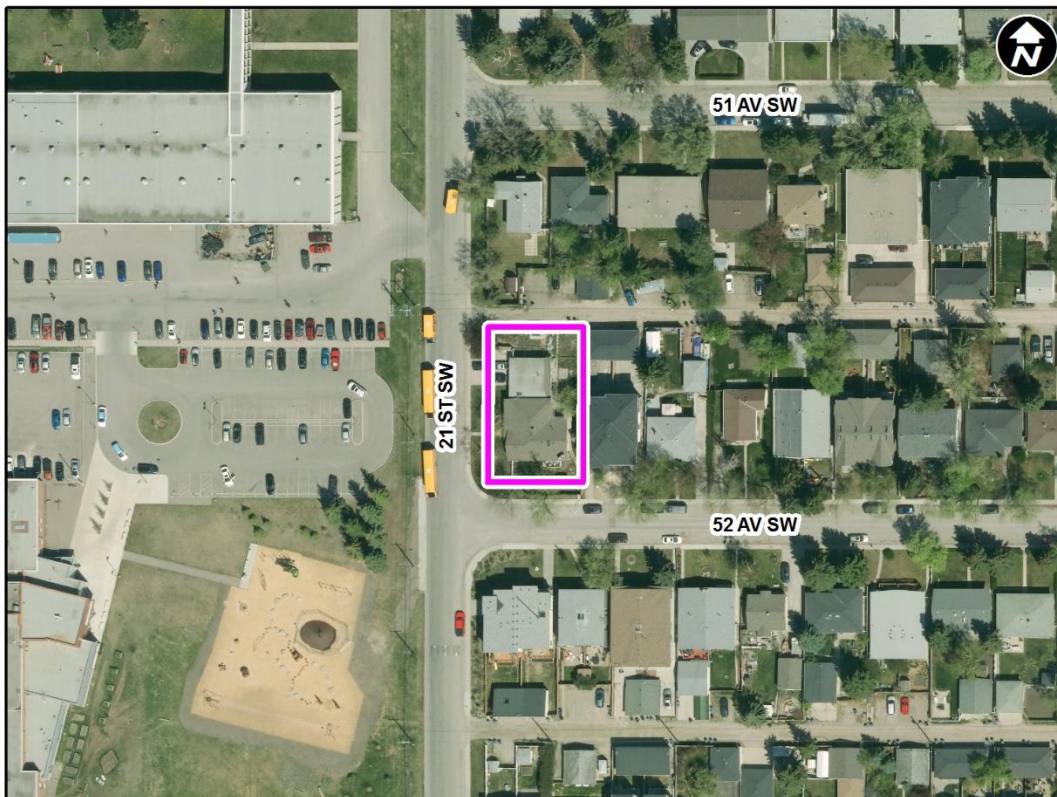
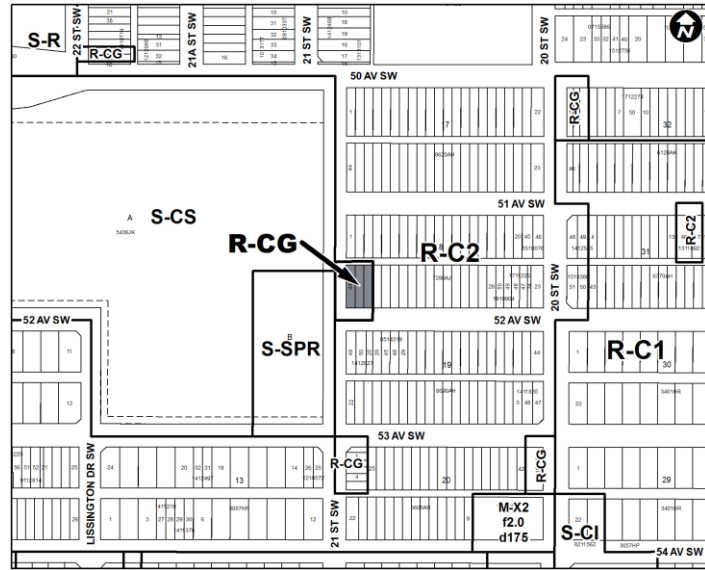
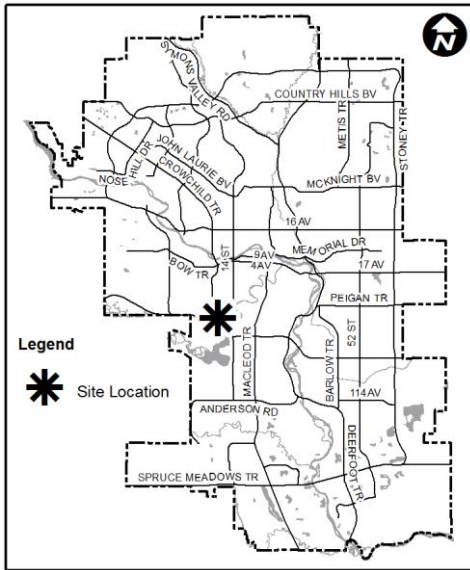
This application for 5216 - 21 Street SW was submitted on 2019 June 28 by Paul Chan, the applicant and landowner. The applicant's submission (Attachment 1) indicates their intent to build a rowhouse development. No development permit application has been submitted at this time.

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Location Maps



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Site Context

The subject site is located on the southwest corner of the intersection of 52 Avenue SW and 21 Street SW in the community of North Glenmore Park. Surrounding development is characterized by single detached and semi-detached dwellings.

The subject site is approximately 0.08 hectares in area with dimensions of approximately 22 metres by 37 metres. It is currently developed with a one-storey single detached dwelling with a parking pad and attached garage. The existing garage and parking pad are accessed from the street, however, the parcel does have a rear lane.

As identified in *Figure 1*, the community of Richmond reached peak population in 1970.

Figure 1: Community Peak Population

North Glenmore Park	
Peak Population Year	1970
Peak Population	3,776
2018 Current Population	2,375
Difference in Population (Number)	-1,401
Difference in Population (Percent)	-35%

Source: *The City of Calgary 2018 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [North Glenmore Park](#) community profile.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal represents a modest increase in density for a corner parcel of land in an inner city area and provides for a development form that will be compatible with the low density residential character of the existing neighbourhood 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.

Land Use

The existing Residential – Contextual One / Two Dwelling (R-C2) District is a residential designation in developed areas that is primarily for single detached dwellings, semi-detached dwellings and duplex dwellings. Single detached dwellings 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.

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R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units.

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

The proposed R-CG District will allow for modest residential intensification of the site in a manner that is compatible with existing adjacent residential developments.

Development and Site Design

While a development permit has not been submitted for this parcel, the rules of the proposed Residential – Grade-Oriented Infill (R-CG) District will provide basic guidance for the site development including height and building massing, landscaping and parking. Given the specific context of this corner site, additional items that will be considered through the development permit process will include:

- ensuring an engaging built interface along both 52 Avenue SW and 21 Street SW;
- emphasizing individual at-grade entrances;
- provision of parking for the rowhouse development; and
- locations and screening of amenity spaces.

Environmental

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

Transportation

This laned parcel at the northeast corner of 52 Avenue SW and 21 Street SW is adjacent to Central Memorial and Lord Shaughnessy High Schools to the west where parking is only available on the east side of 21 Street SW, south of 52 Avenue SW. Permit parking is available along both sides of 52 Avenue SW.

Transit stops are within 200 metres along 50 Avenue SW (Route 13) and 20 Street SW (Routes 7 and 107). Route 13 provides service to Mount Royal University / Lincoln Park and Downtown while Routes 7 and 107 provide service to Downtown through Marda Loop.

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Cycling is on-street and shared with vehicles for 21 Street SW and 52 Avenue SW. To the east, a dedicated on-street cycling facility is located on 20 Street SW. To the north, there is a planned off-street cycling facility (multi-use pathway) on 50 Avenue SW as identified in the 50 Avenue SW Corridor Study. The planned cycling facility is currently unfunded.

Utilities and Servicing

Public water and sanitary exist within the adjacent public right-of-way. Development servicing will be determined at the development permit and development site servicing plan stage. 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.

No comments were received from residents or the North Glenmore Park Community Association.

The applicant-led engagement included the following:

- Letters which detailed the proposed development were circulated to neighbours within a two block radius of the subject site; and
- A meeting was held with the Community Association in 2018 November to discuss the proposal.

No objections were received, however, feedback from the attendees at the Community Association meeting included concerns over loss of mature trees, design aesthetics and privacy (see Attachment 2). These items will be reviewed in detail 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 land owners. 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 recommendation by Administration in this report has considered and is aligned with the policy direction of the *South Saskatchewan Regional Plan (SSRP)* which directs population growth in the region to Cities and Town and promotes the efficient use of land.

Interim Growth Plan (2018)

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

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Residential – Developed – Inner City area as identified on Map 1: Urban Structure in the *Municipal Development Plan (MDP)*. The applicable MDP policies encourage redevelopment and modest intensification in the inner-city communities to make more efficient use of existing infrastructure, public amenities and transit. Such redevelopment is intended to occur in a form and nature that respects the scale and character of the neighbourhood context. The proposal is in keeping with the relevant MDP policies as the rules of the R-CG District provide for a modest increase in density in a form that is sensitive to existing residential development in terms of height, built-form and density.

There is no applicable local policy plan for the subject site.

Social, Environmental, Economic (External)

The recommended land use allows for a wider range of housing types than the existing R-C2 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 facilitate a more efficient use of the existing infrastructure and services.

Financial Capacity

Current and Future Operating Budget

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

No comments were received from residents or the North Glenmore Park Community Association.

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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.

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposal is in keeping with applicable goals and policies of the *Municipal Development Plan* and serve to accommodate future development that enables a modest increase in density while maximizing the use of existing infrastructure. Moreover, 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 form 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. Applicant Letter to North Glenmore Park Community Association
3. **Proposed Bylaw 196D2019**