

Planning & Development Report to
Calgary Planning Commission
2019 October 17

ISC: UNRESTRICTED
CPC2019-1057

**Land Use Amendment in North Glenmore Park (Ward 11) at 5101 - 19 Street SW,
LOC2019-0088**

EXECUTIVE SUMMARY

This application was submitted by The City of Calgary Real Estate and Development Services (RE&DS) on 2019 June 06. The application proposes to change the designation of this property from Special Purpose – Recreation (S-R) District to Residential – Grade-Oriented Infill (R-CG) District to allow for:

- rowhouses in addition to other building types (e.g. single detached, semi-detached, duplex homes, and secondary suites);
- a maximum building height of 11 metres;
- a maximum of 7 dwelling units; and
- the uses listed in the R-CG District.

The proposal allows for use of the site for residential uses and is in alignment with the applicable policies of the *Municipal Development Plan*.

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 0.1 hectares ± (0.25 acres ±) located at 5101 - 19 Street SW (Plan 6120AK, Block 32, Lots 21 to 23) from Special Purpose – Recreation (S-R) District **to** Residential – Grade-Oriented Infill (R-CG) District; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

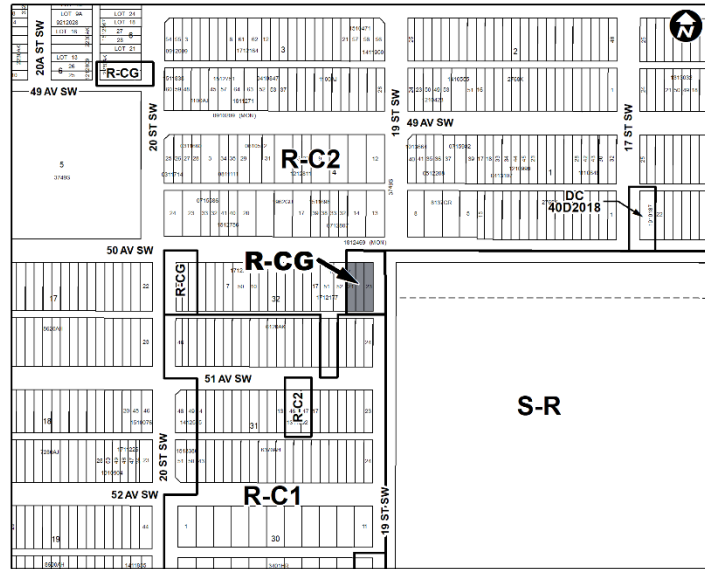
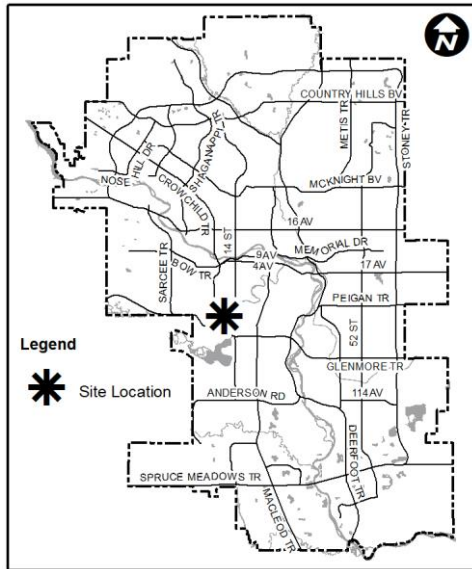
This application was submitted by The City of Calgary Real Estate and Development Services (RE&DS) on 2019 June 06. No development permit application has been submitted at this time. As noted in the Applicant's Submission (Attachment 1), The City is intending to sell the parcel for future residential development.

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Location Maps



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Site Context

The subject site is currently undeveloped, is located in the southwest community of North Glenmore Park on the southwest corner of 50 Avenue SW and 19 Street SW. The 22 metre wide by 42 metre deep (approximately 0.10 hectares) parcel has lane access provided from 19 Street SW. Surrounding development consists of low-density residential and Central Memorial High School to the west, Glenmore Athletic Park to the east, and low-density residential to the north and south. The closest parcel designated as Residential – Grade-Oriented Infill (R-CG) District is located 130 metres to the west.

As shown in *Figure 1*, the community of North Glenmore Park 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)	-62%

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

Planning Considerations

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

Land Use

The parcel was redesignated from a residential district to the existing Special Purpose – Recreation (S-R) District after the adoption of Land Use Bylaw 1P2007. Though the site was considered at one time for a children’s park as part of the Glenmore Athletic Park redevelopment, the parcel has since been deemed surplus and determined there is adequate open space to meet the community’s needs. Per The City’s Open Space Plan (2003), the minimum land area required for a park parcel is 0.2 hectares (0.5 acres). The parcel in question is approximately 0.10 hectares (0.25 acres). Smaller parks have a shorter lifespan and require high ongoing maintenance costs regardless of their level of utilization. In general, the size of the parcel means lifecycle and maintenance costs would outweigh the benefits of the playground itself, particularly given the low percentage of toddler-aged children living in the area (6 percent of total area population). Incorporating the space into plans for the redevelopment of Glenmore Athletic Park would better meet the need for this type of amenity.

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The proposed Residential – Grade-Oriented Infill (R-CG) District allows for a two to three-storey (11 metres maximum height) rowhouse development where one façade of each dwelling unit must directly face a public street. The R-CG District also allows for a range of other low-density housing forms such as single detached, semi-detached and duplex dwellings.

Development and Site Design

Secondary suites (one backyard suite or secondary suite per unit) are also allowable in R-CG developments. Secondary suites do not count against allowable density and do not require motor vehicle parking stalls in the R-CG District, provided the suites are below 45 square metres in size, are located within 600 metres of frequent transit, and storage is provided for bikes, strollers or similar. The maximum density of 75 units per hectare would allow for up to seven dwelling units on the subject site. However, it is unlikely that the future development could accommodate this in addition to the parking and other requirements as outlined in the land use bylaw.

Environmental

An environmental site assessment was not required for this application.

Transportation

Pedestrian and vehicular access to the site is available from both 50 Avenue SW and 19 Street SW and the rear lane. The subject site is approximately 50 metres away from a westbound bus route number 13 Mount Royal bus stop. The Westbound 13 Bus Route provides service to Mount Royal University, and onto the Westhills Shopping Centre where it turns around. Eastbound bus provides service through Altadore, South Calgary, Bankview and into the Downtown Core and LRT lines, which are Primary Transit routes, approximately 5.75 kilometres away. 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 mains are available to this site. Further details for servicing and waste collection facilities will be reviewed at the development permit stage.

Stakeholder Engagement, Research and Communication

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

The applicant met with the Councillor's office and the Community Association to answer any questions on the application.

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The North Glenmore Park Community Association responded with no objection to the subject application, however, noted that they will not support anything at the three-storey height and would like the number of units to remain at five at the maximum.

Eighteen letters of objection were received by adjacent residents with the following concerns:

- Ruining important community site that is currently used as green space;
- No communication regarding changing from proposed children's park;
- No consideration of 50 Avenue SW Corridor Study and realignment of 19 Street SW;
- Concern with safety of 50 Avenue SW and 19 Street SW intersection;
- Concern with increased traffic and parking;
- Concern with reduction in parking due to parking from users of adjacent recreation site;
- Concern that level of density does not fit the aesthetic of the community;
- Concern that there is no marked pedestrian crossings on 50 Avenue SW and 19 Street SW, and
- Concern that city repeatedly ignores feedback to R-CG developments.

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 developing in the flood fringe, the adjacent neighbours, 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 land owners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

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 - Inner City area as identified on Map 1: Urban Structure in the *Municipal Development Plan* (MDP). The applicable MDP policies encourage redevelopment of inner-city communities that is similar in scale and built form to

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existing development, including a mix of housing such as townhouses and rowhouses. The MDP also calls for a modest intensification of the inner city, an area serviced by existing infrastructure, public amenities and transit.

The proposal is in alignment with relevant MDP policies, as the rules of the R-CG District provide for a development form that may be sensitive to existing residential development in terms of height, built form and density.

There is no local area plan for the subject area.

Social, Environmental, Economic (External)

The recommended land use allows for residential uses and a wider range of housing types than the existing Special Purpose – Recreation (S-R) District. The disposition of the site for residential purposes was agreed upon by the Parks, Recreation, Transportation, Roads (the steward) and Real Estate and Development Services Business Units as the subject site is not required and the community of North Glenmore Park has sufficient open space coverage. Despite the proposed land use change the residents of North Glenmore Park community can access existing local parks and open space within 450 metres walking distance. The Glenmore Athletic Park Masterplan proposed four playgrounds adjacent to outdoor playfields, which meets local demand for parks within a five-minute walk of residents as per the *Municipal Development Plan* (MDP).

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. Playgrounds, even if underutilized, must be maintained to ensure safe operating conditions and must meet or exceed all legislated requirements which includes regular inspection and maintenance, either as scheduled or required, each with mandatory documentation to support that the playground is fully functional and safe for public use.

Current and Future Capital Budget

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

Risk Assessment

There are no significant risks associated with this proposal.

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REASON(S) FOR RECOMMENDATION(S):

The proposal is in keeping with applicable policies of 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 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. Community Association Letter