

Planning & Development Report to
Calgary Planning Commission
2020 February 06

ISC: UNRESTRICTED
CPC2020-0058

Land Use Amendment in North Glenmore Park (Ward 11) at 2011 – 51 Avenue SW, LOC2019-0174

EXECUTIVE SUMMARY

This land use redesignation application was submitted on 2019 November 15 by Gold Star Industries on behalf of the landowners, Grazyna Margaret Rajchel, Vince Wacław Rajchel, and Janina Rajchel. This application proposes to change the designation of 2011– 51 Avenue SW from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District in the community of North Glenmore Park to allow for:

- semi-detached and duplex homes in addition to the building types already allowed (e.g. single detached homes, and secondary suites);
- a maximum building height of 10 metres (no change proposed);
- a maximum of 2 dwelling units (an increase from the current maximum of 1 dwelling unit); and
- the uses listed in the R-C2 District.

The applicant intends to demolish the existing house and develop a new semi-detached dwelling, however a development permit application has not been submitted at this time.

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

ADMINISTRATION RECOMMENDATION:

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.15 acres ±) located at 2011 – 51 Avenue SW (Plan 6370AH, Block 31, Lots 17 and 18) from Residential – Contextual One (R-C1) Dwelling District to Residential – Contextual One / Two Dwelling (R-C2) District; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

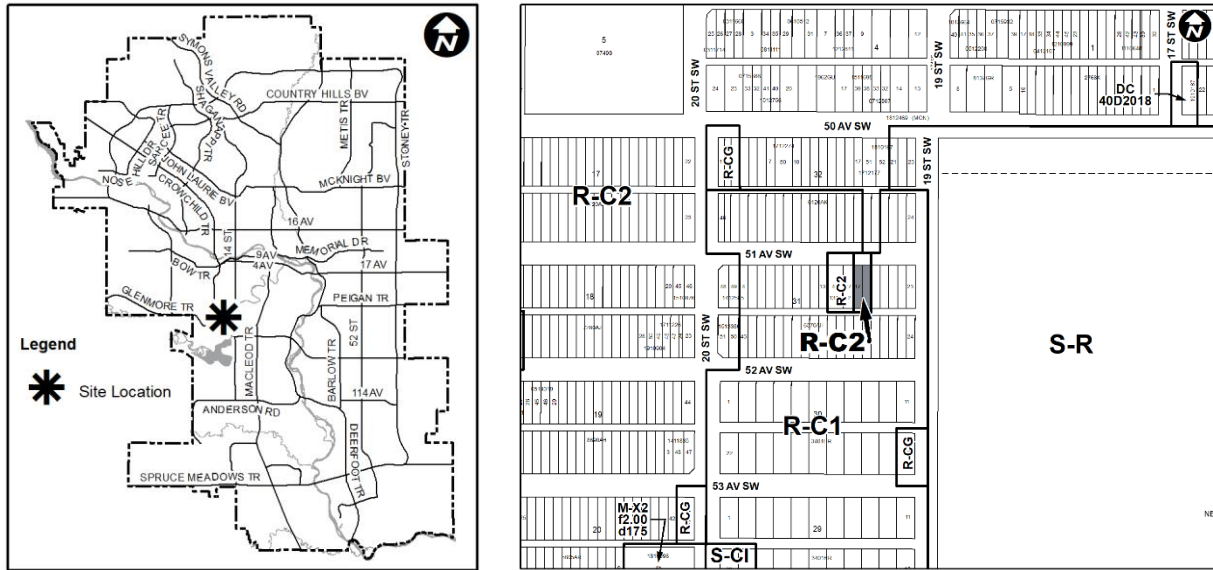
This application for 2011 – 51 Avenue SW was submitted on 2019 November 15 by Gold Star Industries on behalf of the landowners, Grazyna Margaret Rajchel, Vince Wacław Rajchel, and Janina Rajchel. The Applicant's Submission (Attachment 1) indicates their intent is to build a semi-detached dwelling. No development permit application has been submitted at this time.

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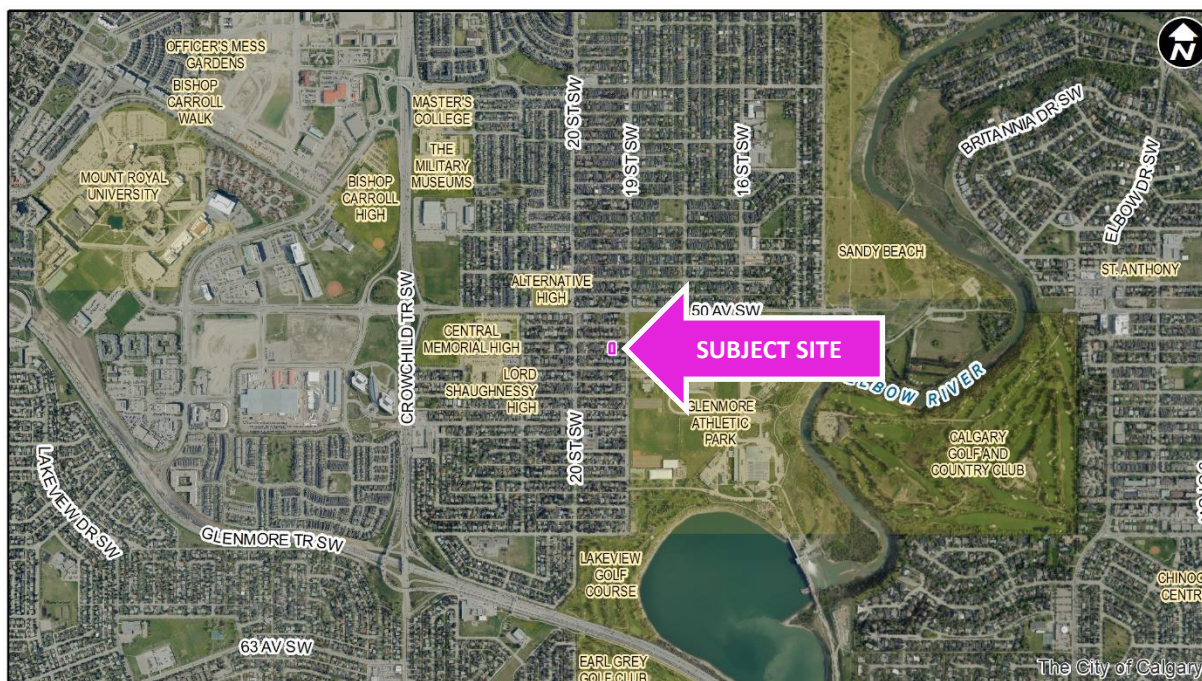
Location Maps



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Site Context

The subject site is located on 21 Avenue SE, west of 19 Street SW, in the community of North Glenmore Park. The surrounding development is characterized by single detached and semi-detached dwellings and is within close proximity to the Glenmore Athletic Park.

The subject site is approximately 0.05 hectares (0.15 acres) in area with dimensions of approximately 15 metres in width and 37 metres in depth. It is currently developed with a one-storey single detached dwelling with a front attached garage. The existing garage is accessed from the street, however, the parcel does have a rear lane.

As identified 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
2019 Current Population	2,391
Difference in Population (Number)	1,385
Difference in Population (Percent)	-36.7%

Source: The City of Calgary 2019 Civic Census

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Additional demographics 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 existing Residential – Contextual One Dwelling (R-C1) District is a residential designation in developed areas that is for single detached dwellings which may include a secondary or backyard suite. The R-C1 District allows for a maximum height of 10 metres and a maximum of one dwelling unit.

The proposed Residential – Contextual One / Two Dwelling (R-C2) District allows for single, semi-detached, and duplex dwellings, with a maximum height of 10 metres, and a maximum density of two dwelling units. One secondary suite or backyard suite may also be allowed for each dwelling unit.

The land use districts of the surrounding properties in close proximity to the subject site are typically R-C1. However, the land use district of the west adjacent parcel and the parcel to the northeast are both currently R-C2. Beyond the immediate vicinity of the subject site the dominate land use district to the north and west is R-C2, with some pockets of the Residential – Grade-Oriented Infill (R-CG) District.

Development and Site Design

The rules of the proposed R-C2 District will provide guidance for the future site development, including appropriate uses, building height and massing, landscaping, parcel coverage, and parking. Additional items to consider in future development permit applications include, but are not limited to:

- ensuring that the future building placement aligns with building setbacks of the proposed R-C2 District;
- mitigating privacy concerns with adjacent properties through design elements;
- ensuring parking requirements align with the proposed Residential – One / Two (R-C2) District; and
- retaining and protecting public trees where possible.

The applicant's submission (Attachment 1) indicates their intent is to relocate the parking from the front of the property to rear garages with access from the lane.

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Environmental

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

Transportation

The site is located mid-block on 51 Avenue SW between 20 Street SW and 19 Street SW, and is within a two-minute walk (approximately 130 metres) to the closest transit stop. Route 13 offers service every 15 minutes during peak times to the Westhills/Signal Hill shopping centre, Mount Royal University, and the Downtown Core. Route 7 provides service to the Max Teal station along Crowchild Trail SW at 54 Avenue SW and also services the Downtown Core. The Max Teal route is part of the Primary Transit Network and can also be directly accessed within a 10 minute walk (approximately 740 metres) from the subject site.

There are no parking restrictions along 51 Avenue SW and no bylaw setback is required on the adjacent streets. The road classification for 51 Avenue SW is Residential Collector, with 19 Street SW classified as an Arterial Street and 50 Avenue SW classified as a Parkway.

Utilities and Servicing

Water and Sanitary sewer mains are available to service the 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 relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent landowners and the application was advertised online.

The North Glenmore Park Community Association was circulated as part of this application and did not provide any comments.

The applicant has personally spoken to three neighbours and in their opinion they all appeared supportive of the development. The applicant has sent a letter to the Ward Councillor, and has been encouraged by Administration to reach out to the North Glenmore Park Community Association as well.

Three comments were received from members of the community. The concerns that were raised were:

- an increase to vehicular traffic for both the street and the lane;
- increased parking on the street;
- changing the fabric of the community;
- the height of a new development; and
- potentially introducing more renters into the neighbourhood.

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Administration reviewed and considered the relevant planning issues raised in the comments received during the notice posting and circulation period and has determined the proposed R-C2 District to be appropriate at this location. The surrounding road network and access to public transit have addressed the transportation concerns. The proposed R-C2 District is compatible with the context and built form of the neighbourhood. The parking and building height concerns can be adequately reviewed and assessed 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 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 – Established 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 developed 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 proposed R-C2 District allow 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.

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Social, Environmental, Economic (External)

The recommended land use allows for a 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. Further, the ability to develop up to two dwelling 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.

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 serves to accommodate future development that enables a modest increase in density and utilizes existing infrastructure. The proposal allows for additional building types that are compatible with the established building form that exists in the neighbourhood and can better accommodate the housing needs of different age groups, lifestyles and demographics.

ATTACHMENT(S)

1. Applicant's Submission