

Planning & Development Report to  
Calgary Planning Commission  
2020 May 07

ISC: UNRESTRICTED  
CPC2020-0422

**Land Use Amendment in North Glenmore Park (Ward 8) at 2110 - 54 Avenue SW  
LOC2020-0021**

---

**EXECUTIVE SUMMARY**

This application was submitted by the landowner Dallas 54 Project Corp on 2020 February 06. The application proposes to change the designation of this property from the standard district of Multi-Residential – Medium Profile Support Commercial (M-X2f2.0d175) District to a DC Direct Control District to accommodate the additional discretionary use of Medical Clinic. The proposed DC District will maintain all the other rules of the current M-X2 District.

The proposal is in keeping with applicable policies of the *Municipal Development Plan*.

A Development Permit (DP2016-1957) has been approved in respect of the existing M-X2f2.0d175 District for a 4 storey mixed use development with commercial at grade and residential apartments above. The developer has not commenced construction of the subject development permit.

No new development permit application, to add the intended use of Medical Clinic, 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 0.22 hectares ± (0.54 acres ±) located at 2110 – 54 Avenue SW (Plan 1810096, Block 20, Lot 45) from Multi-Residential – Medium Support Commercial (M-X2f2.0d175) District to DC Direct Control District to accommodate a mixed-use development with an additional discretionary use of medical clinic, with guidelines (Attachment 2); and
2. Give three reading to the proposed bylaw.

**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

Planning & Development Report to  
Calgary Planning Commission  
2020 May 07

ISC: UNRESTRICTED  
CPC2020-0422

**Land Use Amendment in North Glenmore Park (Ward 11) at 2110 – 54 Avenue SW  
LOC2020-0021**

---

**BACKGROUND**

This land use amendment application was submitted by the land owner Dallas 54 Project Corp on 2020 February 06 (Attachment 1).

Council previously approved the redesignation of the subject site (LOC2015-0037) from Commercial Neighbourhood 2 (C-N2) District and Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Medium Profile Support Commercial (M-X2f2.0d175) District on 2017 April 17 (Bylaw 123D2017) in order to facilitate the development of a mixed-use building.

A Development Permit was subsequently approved on 2018 October 19 (DP2016-1957) for a multi-residential development (four storeys, 37 units) with commercial / retail units at grade.

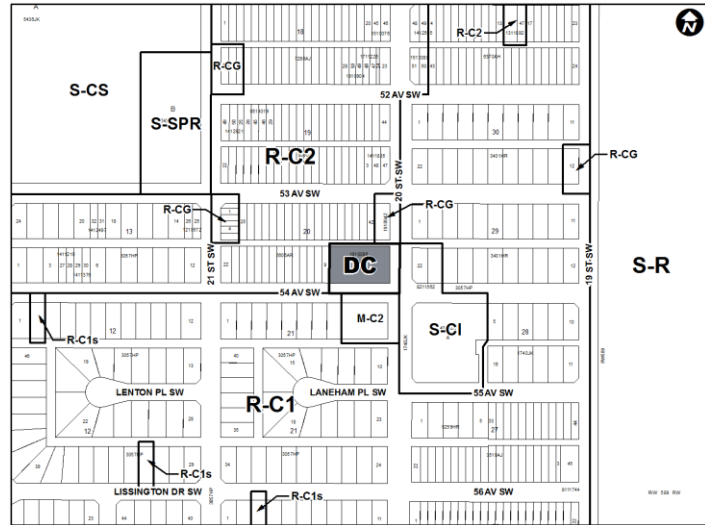
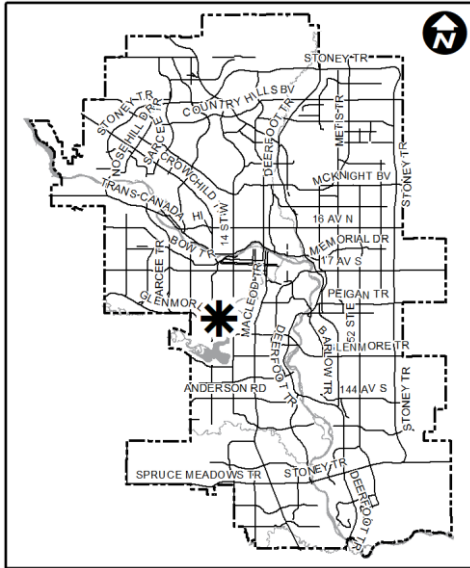
On 2020 January 31, the applicant submitted a pre-application / enquiry to discuss the possibility of adding Medical Clinic as a listed use. Administration noted that the subject site had recently had a land use redesignation and development permit approved, and the applicant indicated that there were no intentions to change the approved building. Further, *Municipal Development Plan* (MDP) policies support the addition of population and a mix of commercial and service uses within established neighbourhoods. As such, Administration advised the applicant to put forward an application to redesignate the subject site to a DC District in order to add Medical Clinic as a discretionary use.

Planning & Development Report to  
Calgary Planning Commission  
2020 May 07

ISC: UNRESTRICTED  
CPC2020-0422

Land Use Amendment in North Glenmore Park (Ward 11) at 2110 – 54 Avenue SW  
LOC2020-0021

Location Maps





**Land Use Amendment in North Glenmore Park (Ward 11) at 2110 – 54 Avenue SW  
LOC2020-0021**



**SITE CONTEXT**

The subject site is located on the northwest corner of 54 Avenue SW and 20 Street SW in the community of North Glenmore Park and currently contains a small scale commercial building with rear lane access and surface parking fronting onto 54 Avenue SW. The subject site is approximately 0.22 hectares (0.54 acres) in size with approximate dimensions of 37 metres by 59 metres.

The land use in this area is primarily low residential development (developed with single and semi-detached dwellings) designated as Residential – Contextual One / Two Dwelling (R-C2) District, however directly to the south is a Multi-Residential – Contextual Medium Profile (M-C2) District which contains two three-storey residential apartment buildings.

As identified in Figure 1, North Glenmore Park’s population reached its peak in 1970.

**Land Use Amendment in North Glenmore Park (Ward 11) at 2110 – 54 Avenue SW  
LOC2020-0021**

*Figure 1: Community Peak Population*

<b>North Glenmore Park</b>	
Peak Population Year	1970
Peak Population	3,776
2019 Current Population	2,391
Difference in Population (Number)	-1,385
Different in Population (Percent)	-36.68%

*Source: The City of Calgary 2019 Civic Census*

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

**INVESTIGATION: ALTERNATIVES AND ANALYSIS**

The proposal represents a minor change to the existing land use district by adding Medical Clinic as a discretionary use. The proposal 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.

**Land Use**

The existing M-X2 District is primarily intended for multi-residential development with support commercial uses at grade. The proposed district allows for a maximum building height of 16.0 metres, a maximum density 175 units per hectare (37 units) and a maximum floor area ratio of 2.0.

The proposed DC Direct Control District (Attachment 2) uses the M-X2 District as the base district, maintains all rules within the District and keeps the current density and floor area ratio modifier maximums. The only proposed change is to add Medical Clinic as a discretionary use.

**Development and Site Design**

A multi-residential building with support commercial was approved by the Development Authority on 2018 October 19 (DP2016-1957). The approved development includes an engaging interface along both 54 Avenue SW and 20 Street SW and is emphasized with at grade commercial units. Administration also ensured that the building form appropriately transitioned to the existing low density development to the west with the stepping down of the building height. The approved development also contains an amenity plaza fronting the building

Planning & Development Report to  
Calgary Planning Commission  
2020 May 07

ISC: UNRESTRICTED  
CPC2020-0422

**Land Use Amendment in North Glenmore Park (Ward 11) at 2110 – 54 Avenue SW  
LOC2020-0021**

---

(adjacent to 54 Avenue SW) with landscaping and seating areas for the use of local residents. At the rear of the building, off the lane, there is surface parking and access to underground parking.

The approved development includes a parking relaxation of 22 commercial parking stalls and six visitor parking stalls. As such, the applicant has been informed that should there be a change of use development permit submitted, for the addition of a Medical Clinic within one of the commercial units, a parking study would be required to consider the parking demand for the mix of commercial uses on the site at that time.

***Environmental***

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

***Transportation***

Pedestrian and vehicle access to the site is available from 20 Street SW, 54 Avenue SW and the rear lane. The area is served by Calgary Transit with Route 7 bus, with a bus stop located approximately 13 metres from the site on 20 Street SW with service to the Downtown Core. On-street parking adjacent to the site is regulated through the Calgary Parking Authority along the 20 Street SW due to the bike lane. The site is approximately 550 metres from the Primary Transit Network on Crowchild Trail SW, serviced with the Max Teal Lane.

If a development permit for a change of use for Medical Clinic is submitted in the future, a parking study would be required to consider the parking demand for the mix of commercial uses on the site at that time.

***Utilities and Servicing***

Sanitary, storm and water mains are available to service the subject site. Site servicing will be 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 letter were sent to adjacent land owners and the application was advertised on-line.

The application was circulated to the North Glenmore Park Community Association and they did not provide comments at the time of writing this report.

Planning & Development Report to  
Calgary Planning Commission  
2020 May 07

ISC: UNRESTRICTED  
CPC2020-0422

## Land Use Amendment in North Glenmore Park (Ward 11) at 2110 – 54 Avenue SW LOC2020-0021

---

Administration received two letters in opposition to the proposal which indicated concerns with the following:

- a four-storey mixed-use development with a Medical Clinic will have a negative impact on the existing character of the neighbourhood; and
- loss of privacy for homeowners;

Administration considered relevant planning issues specific to the proposed redesignation and collaborated with the applicant on the approved development that facilitated a building which integrated within the existing neighbourhood and which provide local commercial and service uses to the community.

The applicant's community outreach included discussions with neighbouring residents and corresponding by email with the community association about the proposal. The community association indicated to the applicant on 2020 April 07 that it did not have any concerns with the proposed redesignation.

Following Calgary Planning Commission, notifications for a Public Hearing will be posted on the subject site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of 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 directions of the [South Saskatchewan Regional Plan](#) (SSPR) which directs population growth in the region to Cities and Towns and promotes efficient use of land.

#### ***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 of the [Municipal Development Plan](#). The applicable MDP policies encourage redevelopment of developed communities that is similar in scale and built form to existing development, including local commercial development that provides retail and service uses in close proximity to residents. The MDP also calls for modest intensification of the developed, an area serviced by existing infrastructure, public amenities and transit.

Planning & Development Report to  
Calgary Planning Commission  
2020 May 07

ISC: UNRESTRICTED  
CPC2020-0422

**Land Use Amendment in North Glenmore Park (Ward 11) at 2110 – 54 Avenue SW  
LOC2020-0021**

---

The proposal is in keeping with relevant MDP policies as the rules of the DC District (with the rules of the M-X2 District) provides for development form that may be sensitive to existing low density residential development in terms of height and built form. There is no local area plan for the subject area.

**Social, Environmental, Economic (External)**

The recommended land use allows for wide range of housing types that may accommodate the housing needs of different age groups, lifestyles and demographics. The proposed change will provide the local population with an increased variety of retail and services uses, with the added opportunity of a Medical Clinic, in close proximity.

**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 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 represents a minor change to the existing district and maintains all other existing rules of the current designation. The proposed DC District is designed to allow for the addition of Medical Clinic as a discretionary use. The proposal aligns with the applicable policies of the *Municipal Development Plan*. The subject district is deemed to be appropriate in proximity to or directly adjacent to low density residential development and will provide the local population with a greater variety of local commercial and services uses. In addition, the subject site is located within walking distance of transit stops, and is in proximity to commercial and multi-residential development, and has direct lane access for commercial and residential operations.

**ATTACHMENT(S)**

1. Applicant's Submission
2. Proposed DC Direct Control District