

LAND USE AMENDMENT
NORTH GLENMORE PARK (WARD 11)
54 AVENUE SW AND 20 STREET SW
BYLAW 123D2017

MAP 32S

EXECUTIVE SUMMARY

This land use amendment seeks to redesignate a residential and commercial parcel from Commercial – Neighbourhood 2 (C-N2) and Residential – Contextual One/Two Dwelling (R-C2) District to Multi-Residential – Medium Profile Support Commercial (M-X2f2.0d175) District in order to facilitate the development of a mixed-use multi-residential development (4 storeys, 37 units).

The applicant has also chosen to submit a Development Permit application (DP2016-1957), which Administration is in the process of reviewing.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2017 February 23

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 123D2017; and

1. **ADOPT** the proposed redesignation of 0.22 hectares ± (0.54 acres ±) located at 2104 and 2116 – 54 Avenue SW (Plan 5605AR, Block 20, Lots 1 to 8) from Residential – Contextual One/Two Dwelling (R-C2) and Commercial – Neighbourhood 2 (C-N2) District **to** Multi-Residential – Low Profile Support Commercial (M-X2f2.0d175) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 123D2017.

REASON(S) FOR RECOMMENDATION:

The Land Use Amendment application conforms to the overall intent and goals of the Municipal Development Plan by improving housing diversity and choice, enhancing community character and contributing to a high-quality living environment.

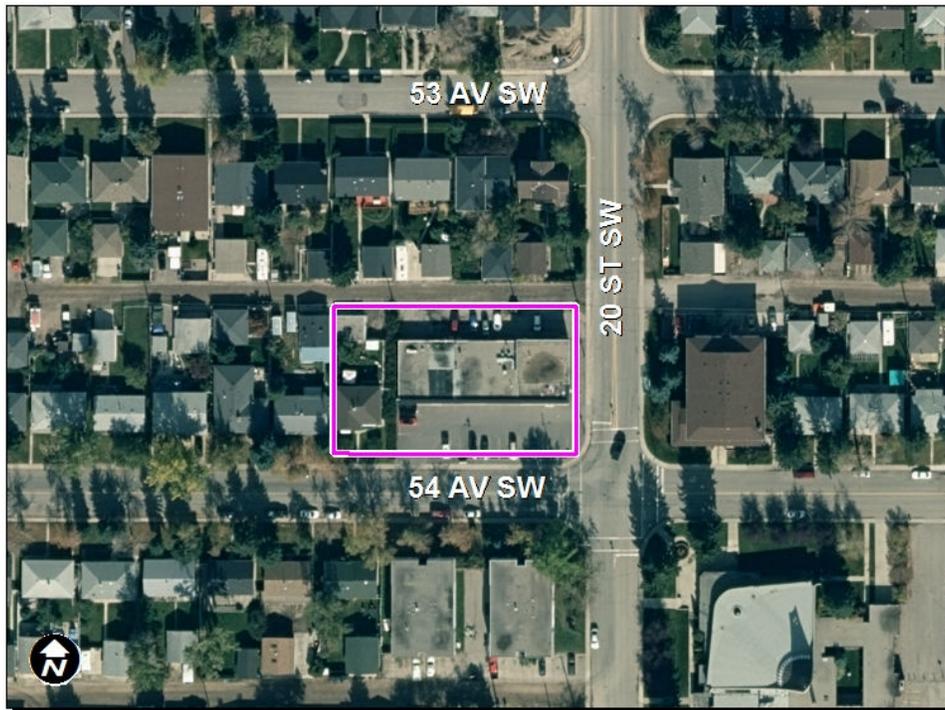
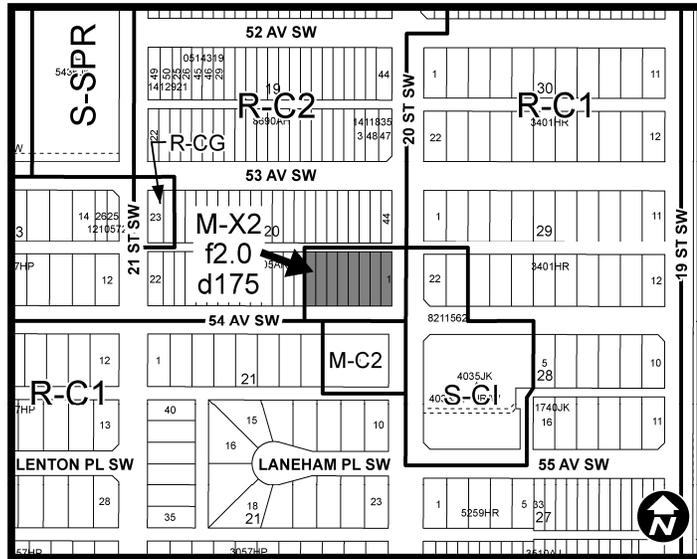
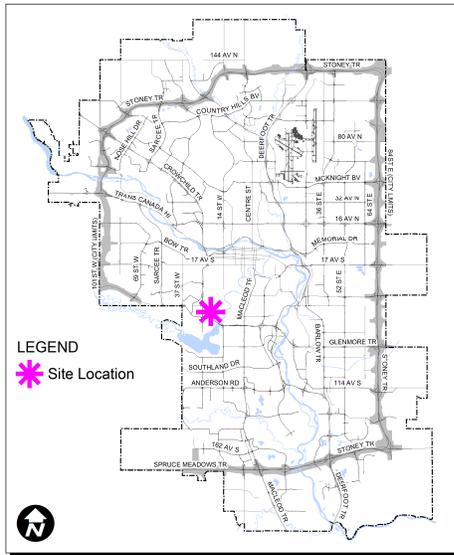
ATTACHMENT

1. Proposed Bylaw 123D2017
2. Public Submissions

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.22 hectares ± (0.54 acres ±) located at 2104 and 2116 – 54 Avenue SW (Plan 5605AR, Block 20, Lots 1 to 8) from Residential – Contextual One/Two Dwelling (R-C2) and Commercial – Neighbourhood 2 (C-N2) District **to** Multi-Residential – Low Profile Support Commercial (M-X2f2.0d175) District.

Moved by: A. Palmiere

Carried: 8 – 0

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Applicant:

Duel Architecture

Landowner:

Salim Daklala
Sal's Food Canada Ltd

PLANNING EVALUATION

SITE CONTEXT

The site is located on 54 Avenue SW, west of 20 Street SW in the community of North Glenmore Park. Portions of the site are designated as Commercial – Neighbourhood 2 (C-N2) and Residential – Contextual One/Two Dwelling (R-C2) District, which allows for small scale commercial development and residential development respectively. The surrounding land uses are predominantly low density residential, however directly to the west and south/west lots are designated as Special Purpose – Community Institution (S-CI) District (St. James Senior Citizens and St James Catholic Church), and to the south Multi-Residential – Contextual Medium Profile (M-C2) District (two 3 storey rental buildings – total of 24 units).

North Glenmore Park	
Peak Population Year	1970
Peak Population	3,776
2016 Current Population	2,386
Difference in Population (Number)	1,390
Difference in Population (Percent)	-37%

The table above illustrates that the current population within the community of North Glenmore Park has significantly declined from its peak population in 1970. As such, the subject application can be seen as an opportunity to rejuvenate the existing neighbourhood by adding population and maintaining the local commercial services.

LAND USE DISTRICTS

As mentioned, the applicant is proposing the land use redesignation in order to facilitate a multi-residential development (4 storeys, 37 units).

The portion of the site designated as R-C2 is currently developed with a Single Detached Dwelling. The District is intended to accommodate:

- contextually sensitive redevelopment in the form of Duplex Dwelling, Semi-detached Dwellings, and Single Detached Dwellings.

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The portion of the site that is designated as C-N2 is developed as a small scale commercial/retail complex and surface parking lot. The District is intended to be characterized by:

- small scale commercial developments;
- buildings that are close to each other, the street and the public sidewalk;
- storefront commercial buildings oriented to the street;
- buildings that are in keeping with the scale of nearby residential areas;
- development that has limited use sizes and types; and
- opportunities for residential uses to occur on the upper floors of buildings that contain commercial uses.

Proposed Land Use District – Multi-Residential – Medium Profile Support Commercial (M-X2f2.0d175)

The proposed M-X2f2.0d175 District is intended to provide for:

- multi-residential development with support commercial uses on parcels in the Developed Area and Developing Area;
- multi-residential development in a variety of forms;
- a limited range of support commercial multi-residential uses, restricted in size and location within the building;
- multi-residential development of medium height and medium density;
- multi-residential development where intensity is measured by floor area ratio to provide flexibility in building form and dwelling units size and number;
- multi-residential development in close proximity or adjacent to, low density residential development; and
- a maximum floor area ratio of 2.0 and density of 175 units per hectare.

The proposed M-X2 District would facilitate a continuation of support commercial uses to serve the local and surrounding neighbourhoods. The floor area ratio and density modifiers are set at 2.0 and 175 respectively in order to facilitate the proposed 37 unit multi-residential development.

Administration believes that the proposed District is appropriate given that the subject site is located directly to the north from a Multi-Residential – Contextual Medium Profile (M-C2) District, which allows for a maximum 2.5 floor area ratio and no maximum density, and is developed with two 3 storey apartment buildings containing 24 residential units. Further, directly to the east is a Special Purpose – Community Institution (S-CI) District which is developed as a 3 storey 24 unit seniors' residence.

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LEGISLATION & POLICY

The following sections review the policy foundations that support the proposed M-X2 District:

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

Municipal Development Plan (MDP)

2.3 Creating Great Communities

“Goal – create communities by maintaining quality of living and working environments, improving housing diversity and choice, enhancing community character and distinctiveness and providing vibrant places.”

The subject site falls within the ‘*Established Area*’, which:

- encourages a variety of multi-family housing types to meet the diverse needs of present and future populations.
- has redevelopment that supports the revitalization of local communities by adding population and a mix of commercial and service uses.

Location Criteria for Multi-Residential Infill – PUD2016-0405

To assist in the evaluation of land use amendment applications to support multi-residential infill, Council has directed Administration to consider various criteria to determine whether or not a site can be deemed appropriate. The subject application meets the following criteria:

Location Criteria 1 – *On a corner parcel*

- The subject site is located at the north/west corner of 54 Avenue SW and 20 Street SW.

Location Criteria 2 – *Within 400 meters of a transit stop*

- The subject site is directly across the street from transit stops along 54 Avenue SW and 20 Street SW that serve Route 7 and Route 107 transit routes.

Location Criteria 4 – *On a collector of higher standard roadway on at least one frontage*

- The subject site is located along 54 Avenue SW.

Location Criteria 5 – *Adjacent to existing multi-unit development*

- An existing multi-residential development exists directly across 54 Avenue SW.

Location Criteria 8 – *Direct lane access*

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TRANSPORTATION NETWORKS

Subject site is serviced by the Route 7 and 107 bus route directly in front of the site on 54 Avenue SW., as well as approximately 25 metres to the east of the site on 20 Street SW.

UTILITIES & SERVICING

Public utilities (water, sanitary and storm) exist within the adjacent public right-of-way.

Development servicing will be determined at the future Development Permit and Development Site Servicing Plan circulation stages.

ENVIRONMENTAL ISSUES

There are no environmental concerns associated with the proposed development.

ENVIRONMENTAL SUSTAINABILITY

Items such as: adaptability and flexibility in design, re-used or recycled content in the building materials, and optimization of the building's energy performance will be reviewed within the Development Permit application.

GROWTH MANAGEMENT

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

PUBLIC ENGAGEMENT

Community Association Comments

The North Glenmore Park Community Association had the following comments:

- Endorses the application;
- Would like to note that there is concern that if a development on this site is built to the maximum density allowed by zoning it could overwhelm adjacent properties; and
- Would recommend that the development not be higher than the adjacent SC-I property on the NE corner of 20 Street SW and 54 Avenue SW.

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Citizen Comments

Three letters of objection were received by Administration in response to the application. The Objections against this application can be summarized as follows:

- concerns with traffic;
- concerns with the impact on property value;
- concerns with the size of the building; and
- concerns with the impact on street parking.

Administration is currently working with the applicant, through the Development Permit review process, to ensure that that the proposed development design positively integrates within the existing neighbourhood and that consideration is given on how the proposed building interfaces on all of its elevations.

Public Meetings

No public meetings were held by the applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

Project Definition

The purpose of this Land Use Redesignation is to change the current zoning of 2104 54th Ave SW from **C-N2 to M-X2** and 2116 54th Ave SW from **R-C2 to M-X2** to support the development of a mixed use building, with a floor of commercial on the bottom and floors of residential on top.

Project Rationale

Our client is interested in the Land Use Redesignation for the following reasons:

- 1) From a business point of view, the development of this property is an attractive opportunity to continue to invest in the desirable community of North Glenmore Park.
- 2) This site is seen as a perfect opportunity for increased density and development. The size, location and surrounding context of this site are ideal for a mixed use development.
- 3) This site is already an existing commercial asset to the community.
- 4) The site presents an opportunity to add a variety of additional residential to the community.

We believe the City of Calgary should approve this application for the following reasons:

- 1) From a Land Use point of view, the idea to densify these lots is consistent with the overall desire of the City to see higher densities in the inner City.
- 2) A change in zoning will improve upon the small Neighbourhood Activity Center with a moderate intensification scaled appropriate to the local context and community needs. According to the MDP: Redevelopment of older shopping centres and commercial strips should include mixed use developments that create greater residential and employment variety while retaining a retail function. The end goal is to develop a building that includes residential and active ground floor commercial.
- 3) The re-development of this site will take advantage of the existing infrastructure, transit and amenities. This will provide future residents with a livable lifestyle that includes great pedestrian access and walkability, with connections to the surrounding neighbourhood and downtown. Existing neighbourhood residents can also walk to this site for retail and services.
- 4) By creating a mixed use building, there is an opportunity to provide a variety in housing choices available in this neighbourhood. This type of development will attract young professionals and families wishing to live in the mature community, who could otherwise not afford to live here. These residents will help to maintain services and facilities, contributing to the stability of the community.

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5) From the location criteria for Multi-Residential infill

Subject Site	Comments
On a corner parcel	The site is located on a corner parcel
Within 400m of a transit stop	The site is located with 400m of two transit stops. This site is serviced by Route 7 (South Calgary/Marda Loop) and 107 (South Calgary).
Within 600m of an existing or planned Primary Transit stop or station	The site is located within 600m of a primary transit stop/ network on Crowchild Trail
On a collector or higher standard roadway on at least one frontage	Located adjacent to a collector road 54 th Ave
Adjacent to existing or planned non-residential development or multi-dwelling development.	Located across the street to the East is St. James Court Seniors Residence. Across the street to the South East is St. James Catholic Church.
Adjacent to or across from existing or planned open space or park or community amenity	Located one block from Glenmore Athletic Park.
Along or in close proximity to an existing or planned corridor or activity center	Located within 600m of Crowchild Trail.
Direct lane access	There is direct lane access.

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APPENDIX III

LETTERS SUBMITTED



April 24, 2015

Development Circulation Control
cc: Desmond Bliet- File Manager

Re: LOC2015-0037 2104 50 Ave SW

The North Glenmore Park Community Association and its Area Redevelopment committee have reviewed the application for a Land use amendment application at 2104 - 50 Ave SW. At this time the Association, in consultation with the community residents, is able to endorse this proposal. The area development committee would like to note that there is concern that if a development on this site is built to the maximum density allowed by zoning it could overwhelm the adjacent properties. We would recommend the development not be higher than the adjacent SC-1 property on the NE corner of 20 St & 54 Ave.



Bruce Summers
Area Redevelopment Committee