

**Land Use Amendment in North Glenmore Park (Ward 11) at 2002 – 51 Avenue SW,
 LOC2020-0165**

RECOMMENDATIONS:

That the Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.16 acre ±) located at 2002 – 51 Avenue SW (Plan 6120AK, Block 32, Lots 24 and 25) from Residential – Contextual One Dwelling (R-C1) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- This application seeks to redesignate the subject property to allow for low-density development with the intent of building semi-detached dwellings with backyard suites.
- This application represents a modest increase in density in close proximity to transit routes and parks in an established inner-city neighbourhood, is compatible with the surrounding development, and aligns with applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? Greater housing choice within a community and more efficient use of existing infrastructure.
- Why does it matter? “Missing middle” housing forms allow families to keep loved ones close or rent out the additional space. This increases affordability for each household and allows Calgary to grow more cost-effectively.
- There is no previous Council direction in relation to this proposal.
- Strategic Alignment to Council’s Citizen Priorities: A city of safe and inspiring neighbourhoods

DISCUSSION

This land use amendment application was submitted by Civicworks Planning & Design on behalf of the landowner, Art Wahl Construction Ltd, on 2020 November 03.

The 0.06 hectare corner site is at the intersection of 19 Street SW and 51 Avenue SW in the southwest community of North Glenmore Park. The site is currently undeveloped and has direct rear lane access to 19 Street SW. The Applicant Submission (Attachment 2) indicates that the owner is looking to redevelop this property, increasing the allowable density from one to two units, each with a backyard suite.

The proposed R-CG District would allow for additional low-density development options such as duplex dwellings, semi-detached dwellings with backyard suites, and rowhouses. A development permit (DP2021-0039) for a Contextual Semi-Detached Dwelling with Backyard Suites has been submitted and is under review (Attachment 5).

A more detailed planning evaluation of the application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

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STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
- Public/Stakeholders were informed by Administration

Applicant-Led Outreach

As part of the review of this application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#), to assess which level of outreach with public stakeholders and the North Glenmore Park Community Association was appropriate. In response, the applicant was in frequent contact with the Community Association to discuss the development vision and provided information to neighbours within 150 metres. Additional information can be found in Attachment 3.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site and published [online](#), and notification letters were sent to adjacent landowners.

Administration received one letter of opposition, which cited concerns that laneway and multi-family housing would change the density, traffic, and single family character of the community.

The North Glenmore Park Community Association provided a letter of objection on 2020 December 16 (Attachment 4). The Community Association's development committee applies three criteria for supporting redesignations to R-CG: the site must be currently designated R-C2, it must be located on collector roads, and it must be on a corner parcel. The subject site only meets the last criterion.

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate.

Following the Calgary Planning Commission meeting, notifications for Public Hearing of Council will be posted on-site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

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.

Environmental

This application does not include any actions that specifically meet objectives of the [Climate Resilience Strategy](#). However, opportunities to align development of this site with applicable climate resilience strategies may be explored and encouraged at subsequent development approval stages.

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Economic

The ability to develop two semi-detached dwelling units with backyard suites will make more efficient use of existing infrastructure and services and can provide more affordable housing to the community.

Service and Financial Implications

No anticipated financial impact

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Letter
5. Development Permit (DP2021-0039) Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform