

**Land Use Amendment in North Glenmore Park (Ward 11) at 2403 – 52 Avenue SW,
 LOC2020-0133**

RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.07 hectares ± (0.17 acre ±) located at 2403 – 52 Avenue SW (Plan 3057HP, Block 3, Lot 11) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- The proposed land use amendment would allow for rowhouses (up to five units), in addition to the building types already listed in the district (e.g. single detached, semi-detached, duplex dwellings and secondary suites).
- This application represents an appropriate density increase of the site, allows for development that is compatible with the character of the existing neighbourhood, and is in keeping with the applicable policies of the *Municipal Development Plan*.
- What does this mean to Calgarians? The application represents a modest increase in density in close proximity to established transit routes in an established inner-city neighbourhood.
- Why does it matter? The proposed R-CG District allows for greater choice of housing types in established areas close to amenities and services.
- 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

The application was submitted by the landowner, Valarie Best, on 2020 September 08. The corner parcel, located in the southwest community of North Glenmore, is currently developed with a single detached dwelling and detached garage with access from the rear lane. The R-CG District accommodates a wider range of grade-oriented low-density residential development.

The Applicant Submission (Attachment 2) indicates that the owner is not looking to redevelop the property at this time. Therefore, no development permit application has been submitted.

The initial application included the adjacent parcel to the west, and was revised to the corner parcel only in response to comments from the community.

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

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

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

Land Use Amendment in North Glenmore Park (Ward 11) at 2403 - 52 Avenue SW, LOC2020-0133

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 contact with the Community Association to discuss the original land use amendment for two parcels and provided information to neighbours within 90 metres. Based on the feedback from the community association, the applicant revised the proposed application to only include the one corner parcel. 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, published [online](#), and notification letters were sent to adjacent landowners.

Administration received three letters of opposition which cited concerns that rowhouses do not fit the context of the area, there is lack of community benefit, and issues with an increase in density, traffic safety and height.

Initially the North Glenmore Park Community Association provided a letter of objection to the two-parcel proposal. However, the CA reconsidered their position following removal of the adjacent parcel from the application and provided a letter of support on 2020 December 27 (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.

Administration considered the relevant planning issues specific to the proposed redesignation and has determined the proposal to be appropriate. The building and site design, number of units, site access and on-site parking will be reviewed and determined at the development permit stage.

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-C2 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 future development of this site with applicable climate resilience strategies may be explored and encouraged at subsequent development approval stages.

Economic

The ability to develop up to a five-unit rowhouse building on the corner parcel would allow for a more efficient use of existing infrastructure and services and provide more compact housing to

**Planning & Development Report to
Calgary Planning Commission
2021 March 4**

**ISC: UNRESTRICTED
CPC2021-0216
Page 3 of 3**

**Land Use Amendment in North Glenmore Park (Ward 11) at 2403 - 52 Avenue SW,
LOC2020-0133**

the community.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this application.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform