

Applicant Submission

December 17, 2019

This application is for a proposed Land Use redesignation within the community of Glendale, from the current land use designation of R-C1 to M-C1, to accommodate a maximum of 47 residential units. The subject properties include 4919, 4923, 4927, 4931 and 4935 -17 Avenue SW.

The site is approximately 0.80 acres in size, and is located on the south side of 17 Avenue SW, mid-block between Gateway and Glenside Drive SW, and is currently occupied by five single family homes built in the late 1950s. The subject properties are bounded to the north by 17 Avenue SW, to the east and west by single family residential, and to the south by a wide 9.14m residential lane. The site is currently well-served by transit, including bus route 2, and is located within approximately 200m of the 45th Street LRT station.

The Municipal Development Plan identifies the site as within the Established Area, slightly west of the 37 Street/17 Avenue Neighbourhood corridors. Established areas typically have limited opportunity for redevelopment, but modest redevelopment is encouraged with appropriate densities and accessible transit. There is currently no local level policy, which has been a recent source of frustration for residents and developers alike; however, the Westbrook Communities multi-community growth plan is in its early stages, with completion estimated in the winter of 2020.

Without the benefit of local area policy that considers the West LRT, we rely on the prediction that growth of the Glendale Community beyond minor low-density intensification will rely on densification along 17 Avenue SW and 37 Street SW at the edges of the community. 37 Street SW, as part of the Main Streets initiative, has undergone rezoning to primarily M-C1 along the eastern edge of Glendale. A diversity of housing forms provides the opportunity for reasonable growth within the community, but equally importantly provides access for a diverse population, and can support options for aging in place, which are typically limited in mid-century communities dominated by single-family homes.

The M-C1 land use district would allow no more than 47 units with a maximum height of 14 metres (three to four stories). Preliminary conceptual plans indicate that these units can be achieved in three stories with access from the lane. Preliminary meetings with the Glendale Community Association and immediately adjacent residents have expressed various development concerns including location of access, privacy, parking, traffic and quality of the development - all items which must be thoroughly assessed through development review. It should be noted that a previous application for redesignation to the M-C2 district achieved recommendations of support by both administration and the Calgary Planning Commission, but was ultimately unsuccessful at a Council Public Hearing in 2018.

We have been involved in numerous discussions with the Glendale and Westgate Community Associations concerning lands adjacent to 17 Avenue SW for almost two years, and it is our conclusion that while both communities are reasonably open to moderate densification through multi-family and mixed-use development along 17 Avenue SW, initial projects are more likely to be welcomed into these communities inside a four-storey threshold.

This is a unique stretch of 17 Avenue SW where densification has not yet occurred, but has excellent access to the West LRT and existing infrastructure. The M-C1 district will create a modest increase in density that considers existing context and is in general alignment with the Municipal Development Plan, the West LRT Land Use Study, Transit Oriented Design Policy Guidelines and the Location Criteria for Multi-residential Infill.

Given the above, we would respectfully request your support of this application.