

**Land Use Amendment in North Glenmore Park (Ward 11) at 5303 – 19 Street SW,
LOC2021-0112**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 5303 – 19 Street SW (Plan 3401HR, Block 30, Lot 11) from Residential – Contextual One Dwelling (R-C1) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for rowhouses, semi-detached and duplex dwellings in addition to the housing types already listed in the existing district (e.g. single detached and secondary suites).
- The proposal 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* (MDP).
- What does this mean to Calgarians? The proposed Residential – Grade-Oriented Infill (R-CG) District may allow for greater housing choices within the community, and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed R-CG District would allow housing options that may better accommodate the evolving needs of different age groups, lifestyles, and demographics.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This land use amendment, located in the southwest community of North Glenmore Park, was submitted on 2021 July 06 by Horizon Land Surveys on behalf of the landowner, Randall Beaudoin. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), the intent is to allow for the future development of a four-unit rowhouse on the subject parcel.

A detailed planning evaluation of this land use amendment application, including location 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

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public

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stakeholders and the community association was appropriate. In response, the applicant contacted the North Glenmore Park Community Association and the Ward 11 Councillor's Office, and delivered post cards to residents within a 90-metre radius. The Applicant Outreach Summary 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 one letter from the public in opposition with the following concerns:

- additional parking issues and congestion in the area; and
- proposed development not fitting in with the character and style of existing streetscape.

The North Glenmore Park Community Association provided a letter on 2021 July 15 indicating their opposition to the proposal due to parking issues (Attachment 4).

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

Following Calgary Planning Commission, 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 proposed R-CG District would allow for a wider range of housing types than the existing R-C1 District, and the proposed land use change may better accommodate the housing needs of different age groups, lifestyles, and demographics.

Environmental

The applicant has indicated that they plan to pursue Leadership in Energy and Environmental Design (LEED) certification as part of a future development permit which will align with the City's [Climate Resilience Strategy](#).

Economic

The ability to develop up to four dwelling units on site may make more efficient use of existing infrastructure and services.

Service and Financial Implications

No anticipated financial impact.

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2021 September 16**

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RISK

There are no known risks associated with this proposal.

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 |
|---------------------------|------------|------------------------|
| | | |