

**Land Use Amendment in North Glenmore Park (Ward 11) at 2144 – 51 Avenue SW,
 LOC2021-0077**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.16 acres \pm) located at 2144 – 51 Avenue SW (Plan 8620AH, Block 17, Lots 43 and 44) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2021 AUGUST 05:

That Council Give three readings to **Proposed Bylaw 145D2021** for the redesignation of 0.06 hectares \pm (0.16 acres \pm) located at 2144 – 51 Avenue SW (Plan 8620AH, Block 17, Lots 43 and 44) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- This land use amendment application seeks to redesignate the subject property to allow for an intended four-unit rowhouse building.
- The proposed R-CG District would allow for a moderate increase in residential density on the subject parcel while still respecting the existing context immediately adjacent to the site. The proposal is in keeping with applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? This proposal is an opportunity to modestly increase density and encourage both the efficient use of land and existing city infrastructure.
- Why does this matter? This proposal contributes towards a greater diversity of housing options and achieving sustainable development and growth in Calgary.
- No development permit application has been submitted at this time.
- 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 subject parcel is located in the southwest community of North Glenmore Park. It has an approximate area of 0.06 hectares (0.16 acres) and is currently developed with a single detached dwelling. The applicant, Ken Homes, submitted this application on behalf of the landowners, Tomio and Kyoko Akiyama, on 2021 May 13. The Applicant Submission (Attachment 2) indicates the owner's intention to redevelop the property to accommodate a four-unit rowhouse building with a four-car garage.

A 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 community association was appropriate. In response, the applicant had contacted the North Glenmore Park Community Association on 2021 April 07 and 12. They provided the Community Association with a project package including a description of the proposed development, the proposed site plan and renderings. The applicant has not received any response from the Community Association. The applicant had also recently reached out to residents and property owners with a one-block radius of the subject parcel. A summary of the outreach process 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 had not received any comments from the public or the North Glenmore Park Community Association.

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

IMPLICATIONS

Social

This proposal offers a positive social gain of greater housing options to meet the needs of Calgarians interested in living and aging at this community.

Environmental

The applicant indicated their intent to include electric vehicle-ready parking in future development. This is in line with the actions set out in Program 4: Electric and Low-Emissions Vehicles of the [Climate Resilience Strategy](#). Further opportunities to align development of this site with applicable climate resilience strategies will be explored and encouraged at the subsequent development approval stage.

Economic

The proposed land use amendment would allow for additional residential density that facilitates a more compact urban form, and thus encourages the efficient use of both existing land and existing infrastructure.

Service and Financial Implications

No anticipated financial impact.

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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. **Proposed Bylaw 145D2021**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform