

**Land Use Amendment in North Glenmore Park (Ward 11) at 2348 – 54 Avenue SW,  
LOC2021-0106**

**RECOMMENDATION:**

That Calgary Planning Commission recommends that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 2348 – 54 Avenue SW (Plan 3057HP, Block 13, Lot 1) 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 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 may be 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? More housing options available in the inner-city, with access to transit and services.
- Why does this matter? Allowing for more housing choices in inner-city areas represents more efficient use of land, existing infrastructure, and accommodation of a more diverse population.
- No development permit has been submitted at this time.
- There is no previous Council Direction regarding 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 New Century Design on behalf of the landowner, Manjit Takhar, on 2021 June 30. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), the intent is to develop a four-unit rowhouse building.

A detailed planning evaluation of the 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 stakeholders and respective community association was appropriate. In response, the applicant reached out to the North Glenmore Park Community Association, the Ward Councillor, and

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conducted a mail drop to approximately 50 surrounding homes. 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 five letters of opposition from the public. The letters outlined the following areas of concern:

- increased traffic and parking issues;
- increased density;
- increased height and subsequent loss of sunlight;
- effect on the value of the existing neighbouring homes;
- rowhouses do not fit the character of the community; and
- public infrastructure may not be able to accommodate an increase in users.

The North Glenmore Park Community Association provided a letter in opposition on 2021 September 15 (Attachment 4) identifying the potential for secondary suites as the main area of concern.

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 land use would allow for a wider range of housing types than the existing R-C2 District, and as such, the proposed land use may better accommodate the housing needs of different age groups, lifestyles, and demographics.

**Environmental**

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

**Economic**

The ability to develop up to four rowhouse units with the option to include secondary suites or backyard suites would allow for more efficient use of land, existing infrastructure, and services.

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Calgary Planning Commission  
2021 October 7**

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**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