

**LAND USE AMENDMENT
NORTH GLENMORE PARK (WARD 11)
53 AVENUE SW AND 21 STREET SW
BYLAW 163D2015**

MAP 32S

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a 0.07 hectares \pm (0.17 acres \pm) lot located at 5402 - 21 Street SW from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District to allow for a multi-residential development.

PREVIOUS COUNCIL DIRECTION

None

ADMINISTRATION RECOMMENDATION(S)

2015 August 13

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 163D2015; and

1. **ADOPT** the proposed redesignation of 0.07 hectares \pm (0.17 acres \pm) located at 5402 – 21 Street SW (Plan 5605AR, Block 20, Lots 23 and 24) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 163D2015.

REASON(S) FOR RECOMMENDATION:

This proposal is in conformance with the applicable policies of the Municipal Development Plan. The proposed R-CG land use district supports the integration of new ground-oriented housing within existing residential neighbourhoods to facilitate a range of housing that transitions between the housing forms allowed in the R-C2 District and M-CG District. The proposal represents a modest density increase of an inner-city parcel and allows for a development that has the ability to be compatible with the character of the existing neighbourhood.

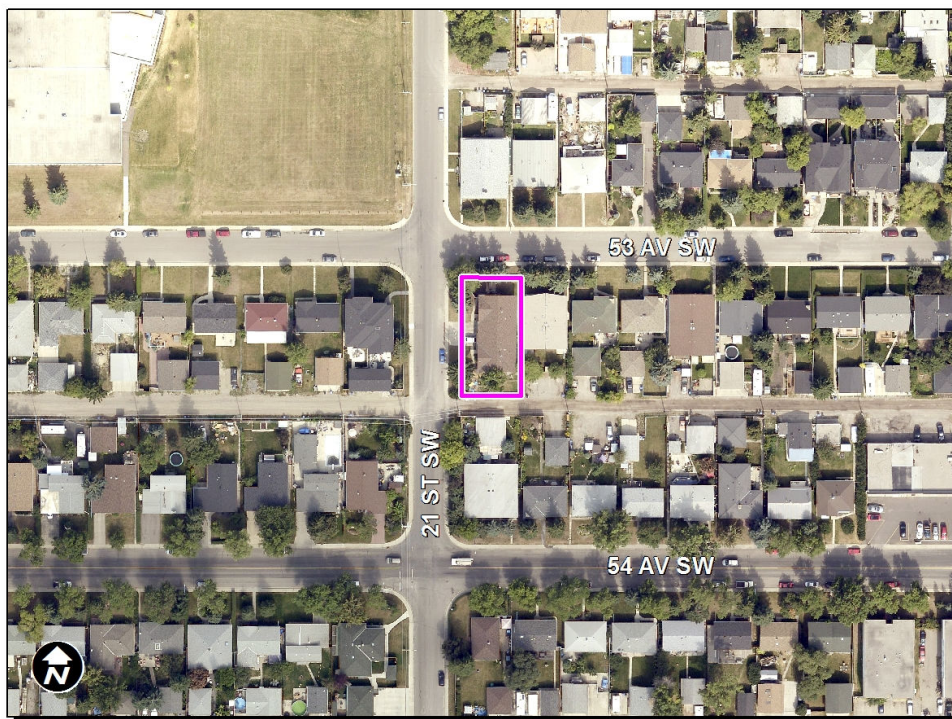
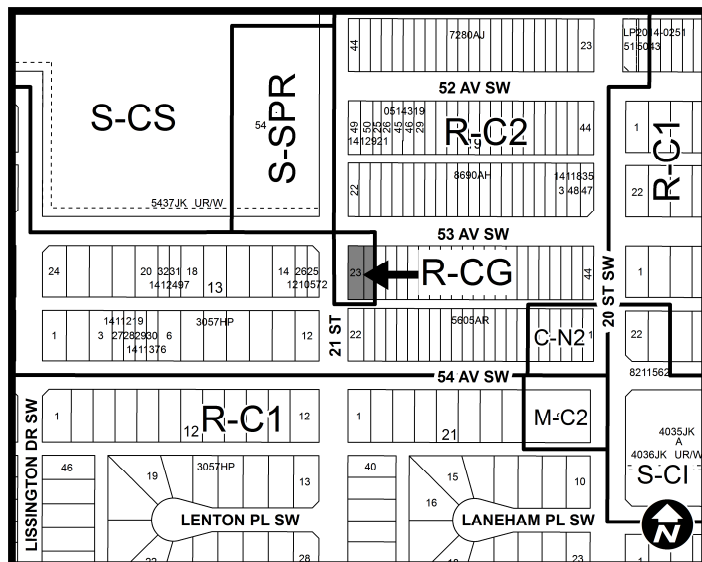
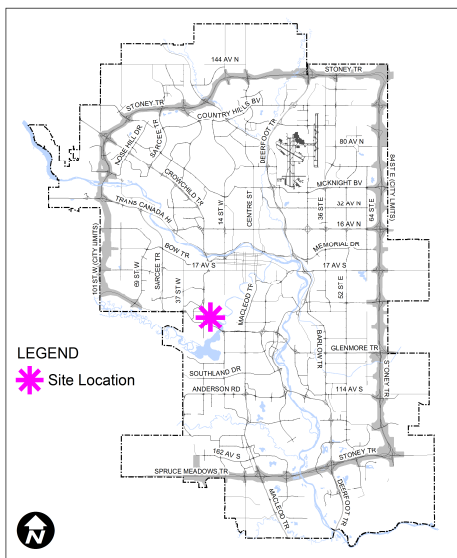
ATTACHMENT

1. Proposed Bylaw 163D2015

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.07 hectares \pm (0.17 acres \pm) located at 5402 – 21 Street SW (Plan 5605AR, Block 20, Lots 23 and 24) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District.

Moved by: G. Morrow

Carried: 8 – 0

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Applicant:

Beyond Homes Ltd

Landowner:

Sang Thi Nguyen

Planning Evaluation Content	*Issue	Page
Density <i>Is a density increase being proposed.</i>	Yes	5
Land Use Districts <i>Are the changes being proposed housekeeping or simple bylaw amendment.</i>	No	5
Legislation and Policy <i>Does the application comply with policy direction and legislation.</i>	Yes	5
Transportation Networks <i>Do different or specific mobility considerations impact this site</i>	No	6
Utilities & Servicing <i>Is the site in an area under current servicing review and/or has major infrastructure (water, sewer, storm and emergency response) concerns.</i>	No	6
Environmental Issues <i>Other considerations e.g. sour gas or contaminated sites</i>	No	6
Growth Management <i>Is there growth management direction for this site. Does the recommendation create capital budget impacts or concerns.</i>	No	6
Public Engagement <i>Were major comments received from the circulation</i>	No	7

*Issue - Yes, No or Resolved

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PLANNING EVALUATION

SITE CONTEXT

The subject parcel is located in the Community of North Glenmore Park, on the south east corner of 53 Avenue SW and 21 Street SW. Surrounding developments consist of low density residential single and semi-detached dwellings, with the Lord Shaughnessy High School diagonal to the subject site. The subject site has the benefit of a rear lane with access off of 21 Street SW.

The proposed land use (R-CG) would be an increase in density. The site currently has a semi-detached dwelling with front-drive garage access off of 21 Street. The applicant is proposing a four-unit rowhouse with garage access off of the lane.

In 2007, there was an application to redesignate the subject property from R-2 to RM-2 to convert the existing building to a fourplex. The application was cancelled because of community opposition and the potential for parking problems.

LAND USE DISTRICTS

The subject property is 0.07 hectares and the R-CG District has a maximum density of 75 units per hectare. If the subject property were redesignated to R-CG the maximum number of units this parcel could accommodate would be five units. The R-CG district is intended to accommodate multi-residential development in close proximity or directly adjacent to low density residential development.

LEGISLATION & POLICY

Municipal Development Plan (2009 Statutory)

The subject site is identified as "Residential Developed Established" area as shown in Map 1: Urban Structure of the Municipal Development Plan (MDP). Although the document makes no specific reference to the site, the proposed land use amendment is in keeping with a number of overarching MDP Policies.

- *Developed Residential Areas, Established Areas* policies encourage modest redevelopment that incorporates appropriate densities, a mix of land uses, and a pedestrian-friendly environment.
- Housing Diversity and Choice policies encourage the provision of a wide range of housing types, tenures and densities that may meet affordability, accessibility, lifecycle and lifestyle needs of different groups.

North Glenmore Park does not have an Area Redevelopment Plan to direct development in the area.

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Land Use Bylaw (1P2007)

This subject property is 18.59 metres by 37.18 metres. Under the existing R-C2 District, the minimum parcel width for a contextual single detached dwelling is 7.5 metres. The minimum width, permitted under the R-CG district, of a street facing facade of a unit is 4.2 metres. Widths of each of the proposed four units are 6.4 metres. Because of the width of this lot (37.18 metres), the R-CG redesignation would not be significantly out of context for the area.

TRANSPORTATION NETWORKS

A Transportation Impact Assessment was not required.

The subject site is approximately 215 metres west of a Westbound #7/107 bus stop on 54 Avenue, just west of 20 Street SW. This stop provides service to a bus loop approximately 440 metres west on 54 Avenue, just east of Crowchild Trail SW, with access to bus routes 306, 18, 20, and 63.

The site is also approximately 273 metres west of a Northbound #7 bus stop on 20 Street SW, just north of 54 Avenue SW that provides service to the downtown core and the Light-Rail Transit system.

UTILITIES & SERVICING

All required services are available for the proposed land use. Adjustments to on-site servicing may be required at the development permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

ENVIRONMENTAL SUSTAINABILITY

An analysis of site-specific measures that would contribute toward an environmentally sustainable development will be conducted at the development permit stage.

GROWTH MANAGEMENT

The proposed land use amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns.

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PUBLIC ENGAGEMENT

Community Association Comments

The Community Association objects to the proposal for the following reasons (see APPENDIX II):

- The design and density of the four-unit rowhouse is out of context with the community.
- Infill support is limited to the following districts RC-1, RC-2, and RC-1s.
- Each unit will have two cars and therefore require additional street parking.
- The definition of walkability does not describe North Glenmore Park.

Citizen Comments

Four letters of objection from the public were received with respect to the following issues:

- The proposed development will create parking issues.
- Too much density creates negative effects.
- Opposition to a four-plex at this location.
- The corner will be busy and parking will disappear.
- Parking and traffic are issues due to the density of schools on the block.

These comments were considered by Administration, however the current development has front-drive access off 21 Street SW and the proposed development would have garage access off the lane. The proposed development would increase the current amount of street parking. Also, the purpose of the R-CG district is to integrate well with low-density residential areas and improve walkability, which this proposed development has the potential of doing.

Public Meetings

No public meetings were held.

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APPENDIX I

APPLICANT'S SUBMISSION

This application is to rezone 5402/5204 – 21 Street SW from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District should be approved because of the following:

1. The intentions are to convert the current duplex into a new rowhouse (4units). A rowhouse is not permitted in a RC-2 zone, therefore rezoning is required.
2. The area in which the new rowhouse is going to be located includes various modern/contemporary single and multi-family residence, making the change from a ranch style duplex to a modern/contemporary rowhouse contextual.
3. The addition of a new rowhouse will increase the value of the subject property as well as adjacent properties. The neighbourhood is going through redevelopment making the transition even more justified.
4. The site was originally intended for two detached units, with one a 3 storey elevation. During the development permit process and discussions with the Community Association we were made aware they would rather see an increase in density and 2 storey elevation.
5. Developing a rowhouse can lower the cost of the residence, for a buyer, compared to single family home in this area.

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APPENDIX II

LETTERS SUBMITTED



JUNE 16, 2015

File Manager:
Julie McGuire
(403) 268-4864
julie.mcguire@calgary.ca

Re: LOC2015-0075 5402 - 21 St SW

The North Glenmore Park Community Association and its Area Redevelopment Committee have reviewed the application for a Land Use Amendment at 5402 - 21 St SW. At this time the Association, in consultation with the community residents, is unable to endorse this proposal and requests a redesign of the application. The Association feels that this development is not designed in a manner which is responsive to the local context of the adjacent properties or the community as a whole. This design is not representative of any established residence in North Glenmore Park or in fact of any recent development permit applications in the community. Four-Plex residences are not represented in this quadrant of North Glenmore Park and the location is not one we could endorse for this type of design. We recommend that the developer revise the application to reflect a design more responsive to neighboring housing and the community.

North Glenmore Park Community Association is on record supporting the redevelopment of our community and recognizes that infills are a part of the redevelopment. This support however, is limited to current zoning found in North Glenmore park being RC-1, RC-2 and RC-1S. The Association however feels that all new development should follow the existing established standard of designs that are contextual or discretionary that are very close to contextual. The Association cannot comment on the proposed design as no information has been provided by the developer. The position of the association supporting redevelopment has been twisted by this developer. While redevelopment

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is supported, redevelopment that negatively impacts the community such as allowing multifamily residences is not. The zoning of this property now permits two single family residences with 45% lot coverage and four parking stalls. The revised zoning will allow four single family residences with 60% lot coverage and four parking stalls. This doubles the number of families and does not address the fact that most families in this area have two cars and will therefore result in the need for additional street parking in an area that now is permit parking only.

One definition of walkability is "The extent to which the built environment is friendly to the presence of people living, shopping, visiting, enjoying or spending time in an area". This type of development is better suited to a location that supports a walkable life style, a reason to walk. At this time although North Glenmore Park has great parks but there is very little in the community that could be considered commercial amenities. The points made by the developer in their applicants submission have no supporting documentation. This is the third application by this developer for this location that the Community cannot support.



Bruce Summers
Area Redevelopment Committee