

**Planning & Development Services Report to
Calgary Planning Commission
2022 October 6**

**ISC: UNRESTRICTED
CPC2022-1084
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**Land Use Amendment in North Glenmore Park (Ward 11) at 2020 – 51 Avenue SW,
LOC2022-0138**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 2020 – 51 Avenue SW (Plan 6120AK, Block 32, Lots 32 and 33) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District.

HIGHLIGHTS

- This application proposes to redesignate the subject site to allow for semi-detached and duplex dwellings in addition to the building types already allowed (e.g., single detached dwellings and secondary suites).
- The application would allow for development that is compatible with the character of the existing neighbourhood and is in alignment with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed Residential – Contextual One / Two Dwelling (R-C2) District would allow for additional housing within the community and more efficient use of infrastructure and nearby amenities.
- Why does this matter? The proposed R-C2 District would allow for more housing options in established areas that may better accommodate the evolving needs of different demographic groups and lifestyles.
- A development permit has not 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 application, located in the southwest community of North Glenmore Park, was submitted on 2022 July 27 by Horizon Land Surveys on behalf of the landowners, Libra Homes Inc. and Ken Homes Ltd. No development permit application has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), their intent is to apply for a development permit for two single detached dwellings in the future which cannot be accommodated in R-C1 district due to minimum parcel width requirement.

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/Stakeholders were informed by Administration

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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 and Ward Councillor, and delivered postcards to neighbours within a 90-metre radius to discuss the application with residents. 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 and published [online](#). Notification letters were also sent to adjacent landowners. Administration received one letter of opposition from the public. The letter of opposition included the following areas of concern:

- increased traffic and parking issues;
- increased density;
- shadowing impacts; and
- change of community character.

The North Glenmore Park Community Association did not provide any comments or respond to follow-up communication.

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 a 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 allows for a wider range of housing types than the existing Residential – One Dwelling Contextual (R-C1) District which 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 *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

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Economic

The ability to develop up to two dwelling units will make more efficient use of existing infrastructure and services.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this application.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary

Department Circulation

| General Manager (Name) | Department | Approve/Consult/Inform |
|---------------------------|------------|------------------------|
| | | |