

**Land Use Amendment in North Glenmore Park (Ward 11) at 2131 – 50 Avenue SW,
 LOC2022-0156**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.16 acres ±) located at 2131 – 50 Avenue SW Street (Plan 8620AH, Block 17, Lots 7 and 8) 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 townhouses and rowhouses, in addition to the building types already allowed in the existing land use district (e.g., single detached, semi-detached, duplex dwellings and secondary suites).
- The proposal would allow for an appropriate increase in height and density along a collector road within walking distance of public amenities 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 would allow for additional housing options within a community that is well served by transit and would support a diverse range of Calgarians.
- Why does this matter? Encouraging residential growth in this location would promote appropriately scaled densification in an established residential area and make more efficient use of existing infrastructure.
- A development permit application for two semi-detached buildings, plus four secondary suites has been submitted and is under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

The application, located in the southwest community of North Glenmore Park, was submitted by CivicWorks on behalf of the landowners, Dianna Neufeld, Megan Neufeld and Terry Neufeld, on 2022 Aug 15. The original application was made to request a land use change to a Direct Control (DC) District based on the Residential – Grade-Oriented Infill (R-CG) District that would allow a broader range of housing configurations. However, following Council's decision to approve the new amendments to the R-CG District in Land Use Bylaw 1P2007 on 2022 Oct 05, the applicant chose to amend the application to the R-CG District.

The 0.06-hectare site is a mid-block parcel located along 50 Avenue SW. The proposed R-CG District would allow for two grade-oriented semi-detached buildings of low height and low density that share a common courtyard-style amenity space. The intent of the application is to facilitate a concurrent development permit application (DP2022-06677) that was submitted on 2022 Sept 21. This development permit application is currently under review (Attachment 3) and proposes two semi-detached dwelling buildings with four primary dwelling units and four secondary suites separated by an interior courtyard and vehicular access from the rear lane.

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

ENGAGEMENT AND COMMUNICATION

- Outreach was undertaken by the Applicant
- Public/interested parties were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed policy and land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with relevant public groups and the respective community association was appropriate. In response, the applicant hand-delivered 200 letters to residents within a 200-metre radius of the subject site. The applicant also provided the information to the North Glenmore Park Community Association (CA) and the Ward 11 Councillor's Office. Furthermore, the applicant placed signage with additional information on the site that includes a dedicated project website. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to relevant public groups, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received 11 letters of opposition from the community that highlighted the following areas of concern:

- increase in density and strain on public infrastructure;
- increased traffic and on-street parking issues;
- waste and recycling receptacle management issues;
- lack of community fit for proposed built form;
- reduced sunlight and privacy for neighbouring lots; and
- reduced green space and impact on community character.

The North Glenmore Park CA also provided comments to Administration indicating their opposition to the proposed application. The Community Association Response can be found in Attachment 5.

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.

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IMPLICATIONS

Social

The proposed land use district would allow for additional housing types and may better accommodate the housing needs of different age groups, lifestyle, and demographics towards fostering an inclusive community.

Environmental

The 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 are being explored and encouraged through the development permit application.

Economic

The ability to moderately increase density in this location would make for 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 proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Development Permit (DP2022-06677) Summary
4. Applicant Outreach Summary
5. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform