

**Land Use Amendment in North Glenmore Park (Ward 11) at 2403 – 54 Avenue SW,  
 LOC2022-0174**

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**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.05 hectares ± (0.13 acres ±) located at 2403 – 54 Avenue SW (Plan 3375JK, Block 6, Lot 5) from Residential – Contextual One Dwelling (R-C1) District to Residential – Grade-Oriented Infill (R-CG) District.

**HIGHLIGHTS**

- This application seeks to redesignate the subject site to allow for rowhouses and semi-detached, in addition to building types already listed in the district (e.g., single detached and secondary suites).
- This application represents an appropriate density increase of the site, allows for development that is 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? The proposed Residential – Grade-Oriented Infill (R-CG) District would allow for great housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed R-CG District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- No development permit has been submitted at this time.
- There is no previous Council Direction regarding this proposal.

**DISCUSSION**

The subject site is located in the southwest community of North Glenmore Park. This application was submitted by the landowners, Kyle and Janice Hagan, on 2022 September 23. No development permit application has been submitted at this time; however as noted in the Applicant Submission (Attachment 2), the applicant is seeking flexibility provided by the Residential – Grade-Oriented Infill (R-CG) District to accommodate either a rowhouse or a duplex on the site in the future.

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

**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 land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the relevant public groups and the respective community association was appropriate. In response,

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the applicant emailed the North Glenmore Park Community Association (CA), the Ward Councillor and undertook door knocking to discuss the redesignation with adjacent property owners. The applicant repeated this process again between 2023 January 16 and 22 to clarify their intent to redesignate for the R-CG District. The applicant attended the North Glenmore Park Community Association Planning Committee meeting on 2023 February 09. The Applicant Outreach Summary can be found in Attachment 3.

**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 10 letters of opposition from the community that highlighted the following areas of concern:

- general opposition to increased density;
- increased traffic and on-street parking issues;
- pedestrian safety;
- public infrastructure may not be able to accommodate an increase in users;
- reduced sunlight and privacy for neighbouring lots; and
- impact on community character.

The North Glenmore Park CA provided a letter in opposition to Administration on 2022 December 02 (Attachment 4) indicating that the applicant originally intended to build a backyard suite and that the current land use designation was sufficient and that the R-CG application was unnecessary and not supported. The CA did not respond with updated comments following a circulation that confirmed that the applicant would be proceeding with the redesignation to the R-CG District to allow for a future duplex or rowhouse.

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 district would allow for additional housing types and may better accommodate the housing needs of different age groups, lifestyle, and demographics.

**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

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on this site with applicable climate strategies will be explored and encouraged at the development permit application.

**Economic**

The ability to moderately increase population 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. Applicant Outreach Summary
4. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform