

**Land Use Amendment in North Glenmore Park (Ward 11) at 5604 – 20 Street SW,
 LOC2023-0199**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 5604 – 20 Street SW (Plan 5259HR, Block 27, Lot 1) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for rowhouses and townhouses, in addition to the building types already listed in the existing district (e.g. single detached, semi-detached, duplex dwellings and secondary suites).
- The proposal represents an appropriate density increase of a residential 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 it mean to Calgarians? The proposed Residential – Grade-Oriented Infill (R-CG) District would allow for greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does it 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 related to this proposal.

DISCUSSION

This land use amendment application, in the southwest community of North Glenmore Park, was submitted by Horizon Land Surveys on behalf of the landowner, Oak & Stone Developments Inc., on 2023 July 17. No development permit application has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), the applicant identified the intent to build a four-unit development in the future.

The approximately 0.6 hectare (0.14 acre) site is located at the southeast corner of 55 Avenue SW and 20 Street SW. An eastbound transit stop for Route 7 (Marda Loop) on 54 Avenue SW is located 160 metres (a three-minute walk) from the site.

A detailed planning evaluation of this land use amendment application, including location 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

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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 the public/interested parties and respective community association was appropriate. In response, the applicant reached out to the North Glenmore Park Community Association (CA) and hand delivered postcards within a 90-metre radius. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

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

Administration received 51 letters of opposition from the public and one letter of no support/no objection. The letters of opposition included the following areas of concern:

- shadowing and overlooking onto neighbouring properties;
- disruption to the existing and mature urban canopy;
- increased traffic and parking issues;
- increase in density and strain on public infrastructure;
- proposed development does not fit the character of the community;
- the effects of the R-C2 District have not been observed in the neighbourhood yet; and
- effect on value of the existing neighbouring properties.

The CA provided a letter in opposition on 2023 August 23 (Attachment 4) identifying the following concerns:

- not in keeping with the policies of the MDP;
- impact on immediate surroundings due to the increase in density, building coverage and the rate of parking per unit;
- traffic management in the community led by the Ward Councillor is pending; and
- the pending land use bylaw amendments to allow for rowhouses city-wide.

As a response to the public and CA concerns, the applicant removed site 2039 – 55 Avenue SW from the application to reduce the number of maximum units allowed to four. The CA provided an updated response in opposition on 2023 December 20 (Attachment 4).

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The R-CG District is intended to be located adjacent to other low-density districts and accommodates a variety of housing forms. It provides a modest density increase while being sensitive to adjacent development and is in alignment with the MDP. Details such as building and site design, number of units and on-site parking will be reviewed and determined at the development permit stage.

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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 amendment allows for the additional uses of rowhouses and townhouses. As such, the proposal may better accommodate the housing needs of different age groups, lifestyles and demographics.

Environmental

This application does not include any specific actions that 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.

Economic

The proposed land use amendment would allow for a more efficient use of land, existing infrastructure and services and provide more housing in the community.

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