

**Land Use Amendment in North Glenmore Park (Ward 11) at 2001 – 56 Avenue SW,
LOC2023-0328**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.08 hectares \pm (0.21 acres \pm) located at 2001 – 56 Avenue SW (Plan 4010AK, Block 26, Lots 20 to 22) from Residential – Contextual One Dwelling (R-C1) to Residential – Contextual Narrow Parcel One Dwelling (R-C1N) District and Residential – Grade-Oriented Infill (R-CG) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to two land use districts. One to allow for rowhouses and townhouses in addition to the building types already listed in the existing district (e.g., single detached dwellings and secondary suites) and the other to allow for a single detached home on a narrow parcel. The proposal represents an appropriate density increase of a residential 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 for Calgarians? The proposed Residential – Contextual Narrow Parcel One Dwelling (R-C1N) District and 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 this matter? The proposed R-C1N and R-CG Districts 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 application, in the southwest community of North Glenmore Park, was submitted by Horizon Land Surveys on behalf of the landowners Rico Rocco and Christopher Policarpo, on 2023 October 23. 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 subdivide the parcel to build a single detached dwelling and a four-unit rowhouse.

The 0.08 hectare \pm (0.21 acres \pm) site is located at the southwest corner of 56 Avenue SW and 19 Street SW, west of Glenmore Athletic Park. The site is currently developed with a non-conforming semi-detached dwelling and two detached garages accessed from the lane. A northbound transit stop for Route 7 (Marda Loop) on 54 Avenue SW is located 450 metres (an eight-minute walk) from the site.

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

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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 public/interested parties and respective community association was appropriate. In response, the applicant reached out to the North Glenmore Park Community Association (CA) and the Ward Councillors Office. Postcards were delivered to residents within a 100 meters 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 16 letters of opposition from the public. The letters of opposition included the following areas of concern:

- increased traffic and impacts on pedestrian safety, on-site and on-street parking issues and impact of increased lane usage;
- the increase in density and building form is not compatible with the neighbourhood character;
- lighting impacts and building height;
- impact on local public infrastructure;
- loss of property value for nearby properties and affordability of the new development; and
- not aligned with *Municipal Development Plan* (MDP).

The CA provided a letter of opposition on 2023 November 27 (Attachment 4) identifying the following concerns:

- traffic congestion along 19 Street SW and impact of on-street parking;
- proposed density is not similar to parcels south of 54 Avenue SW;
- traffic further impacted by the adjacent Athletic Park construction; and
- the pending City-wide amendment to the R-CG District base.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, shadowing, building setbacks, parking and capacity of servicing 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 proposal would allow 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 an efficient use of land, existing infrastructure and services while providing more housing choice 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