

Planning and Development Services Report to  
 Calgary Planning Commission  
 2024 June 06

ISC: UNRESTRICTED  
 CPC2024-0672  
 Page 1 of 3

**Land Use Amendment in North Glenmore Park (Ward 11) at 2139 – 54 Avenue SW,  
 LOC2024-0078**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 2139 – 54 Avenue SW (Plan 3057HP, Block 21, Lot 2) from Residential – Contextual One Dwelling (R-C1) District to Residential – Grade-Oriented Infill (R-CG) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024 JUNE 06:**

That Council give three readings to **Proposed Bylaw 207D2024** for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 2139 – 54 Avenue SW (Plan 3057HP, Block 21, Lot 2) 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 semi-detached, duplex, rowhouse and townhouse units, in addition to the building types already listed in the district (e.g. single detached, secondary suites and backyard suites).
- This 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 *Municipal Development Plan* (MDP).
- What does this 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 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.
- On 2024 May 14, City Council approved bylaw 21P2024 to redesignate multiple parcels city-wide, including this parcel. Bylaw 21P2024 will be in force on 2024 August 6.

**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, 2586870 Alberta Inc. (AJ Boparai), on 2024 March 12. No development permit application has been submitted at this time. Additional information can be found within the Applicant Submission (Attachment 2).

The approximately 0.06 hectare (0.14 acre) midblock parcel is located on the south side of 54 Avenue SW between 21 Street SW and 20 Street SW. The site is currently developed with a single detached dwelling and a detached garage with access to a rear lane. The site is served

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LOC2024-0078**

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by bus routes connecting to the Downtown Core and is close to local parks and amenities such as Glenmore Athletic Park, several schools and the Elbow River and associated green spaces.

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 public/interested parties and respective community association was appropriate. In response, the applicant delivered postcards to homes within a 100-metre radius and spoke with residents to discuss the application. They also reached out directly to the North Glenmore Park Community Association (CA) and the Ward Councillor's office. 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.

Three letters of opposition were received from the public. The main concerns noted are:

- incompatibility with surrounding development;
- inappropriateness of potential number of units; and
- traffic congestion and decreased availability of parking.

Comments received from the CA (Attachment 4) also opposed the proposal with similar concerns. Emphasis was placed on potential issues arising from development on a midblock parcel, including:

- the possible number of residential buildings on the site;
- amenity space and landscaping; and
- height, privacy and shadowing impacts.

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. The 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 application accommodates more housing choices in the community of North Glenmore Park. The moderate increase in housing density would result in more efficient use of infrastructure and a variety of dwelling types to accommodate the housing needs for 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.

**Economic**

The proposed land use amendment would allow for a modest increase in housing density for the community and represents 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
5. **Proposed Bylaw 207D2024**
6. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform