

**Land Use Amendment in North Glenmore Park (Ward 11) at 2139 – 51 Avenue SW,
 LOC2023-0126**

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 – 51 Avenue SW (Plan 7280AJ, Block 18, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential — Grade-Oriented Infill (R-CG) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023
 NOVEMBER 02:**

That Council give three readings to **Proposed Bylaw 1D2024** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 2139 – 51 Avenue SW (Plan 7280AJ, Block 18, Lots 1 and 2) 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 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 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.
- A development permit has not been submitted at this time.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This application, in the southwest community of North Glenmore Park was submitted by Tulloch Geomatics Alberta on behalf of the landowner 2403921 Alberta Ltd. (David Lemay), on 2023 May 05. 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 0.06 hectare (0.14 acre) site is located at the southeast corner of 51 Avenue SW and 21 Street SW. An eastbound transit stop for Route 13 (Altadore) on 50 Avenue SW is located 200 metres (a three-minute walk) from the site.

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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

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 and delivered 100 letters to neighbouring property owners. 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 two letters of opposition from the public. The letters of opposition included the following areas of concern:

- increased traffic and parking issues;
- increase in density and strain on public infrastructure; and
- effect on the value of the existing neighbouring homes.

The North Glenmore Park Community Association provided a letter in opposition on 2023 June 07 (Attachment 4) and requested the exclusion of secondary suites should a land use redesignation continue to be pursued in this location.

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 for a modest density increase while being sensitive to adjacent development. Details such as the appropriate 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 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

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 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
5. **Proposed Bylaw 1D2024**
6. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform