

Calgary Planning Commission Report to  
Public Hearing Meeting of Council  
2018 May 07

ISC: UNRESTRICTED  
CPC2018-0291  
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**Land Use Amendment in North Glenmore Park (Ward 11) at 2103 53 Avenue SW  
(LOC2018-0022), Bylaw 155D2018**

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**EXECUTIVE SUMMARY**

This application was submitted by Civicworks Planning & Design on 2018 January 30 on behalf of the landowner, Ewald Ammon. The application proposes to change the designation of this property from Residential – Contextual One/Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District to allow for:

- rowhouses in addition to the uses already allowed (e.g. single detached homes, semi-detached, and duplex homes and suites);
- a maximum building height of 11 metres (an increase from the current maximum of 10 metres);
- a maximum of four dwelling units (an increase from the current maximum of two dwelling units); and
- the uses listed in the R-CG District.

The proposed R-CG District is a residential designation intended to accommodate grade-oriented development in the form of rowhouse buildings, duplex dwelling, semi-detached dwellings and cottage housing clusters.

The proposal is in conformance with applicable policies of the *Municipal Development Plan*.

**ADMINISTRATION RECOMMENDATION:**

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

- 1) **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 2103 – 53 Avenue SW (Plan 5605AR, Block 20, Lots 43 and 44) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District; and
- 2) Give three readings to the proposed bylaw.

**Moved by: J. Scott**

**Carried: 7 – 0**

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION**

That Council hold a Public Hearing on Bylaw 155D2018; and

1. **ADOPT** the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 2103 – 53 Avenue SW (Plan 5605AR, Block 20, Lots 43 and 44) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District, in accordance with Administration’s recommendation; and
2. Give three readings to the proposed Bylaw 155D2018.

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**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

**BACKGROUND**

**Site Context**

The subject parcel is located in the community of North Glenmore Park, on the southwest corner of 20 Street SW and 53 Avenue SW. Surrounding development consists of low-density residential in the form of single detached dwellings and medium-density support commercial in the form of neighbourhood commercial development. The subject parcel is approximately 200 metres west of the Glenmore Aquatic Centre/Athletic Park and approximately 200 metres east of Lord Shaughnessy High School and Central Memorial High School.

The site is 0.06 hectares (0.14 acres) in size with approximate dimensions of 15 metres by 37 metres. The site is currently developed with a single detached dwelling and a double-vehicle rear detached garage that is accessed from the lane.

As identified in Figure 1, the community of North Glenmore Park reached its peak population in 1970 with 3,776 residents. The current population for the community is 2,396, a decline of 1,380 residents from peak population.

*Figure 1: Community Peak Population*

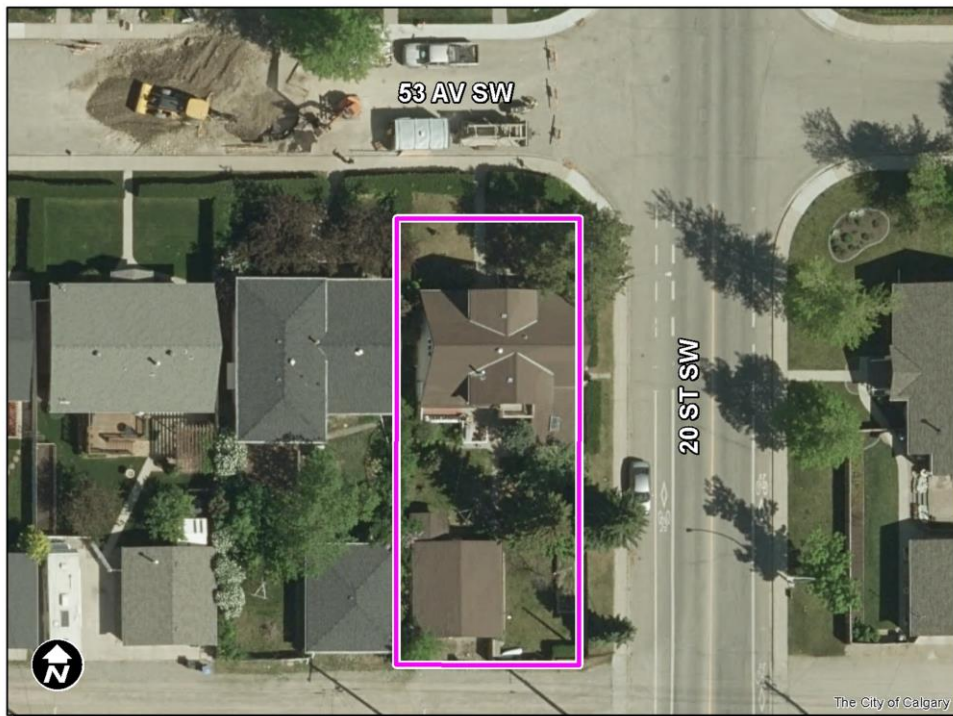
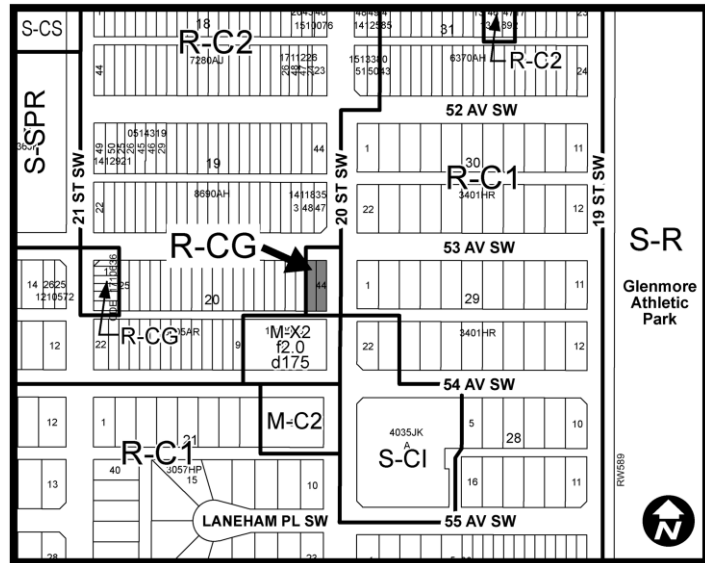
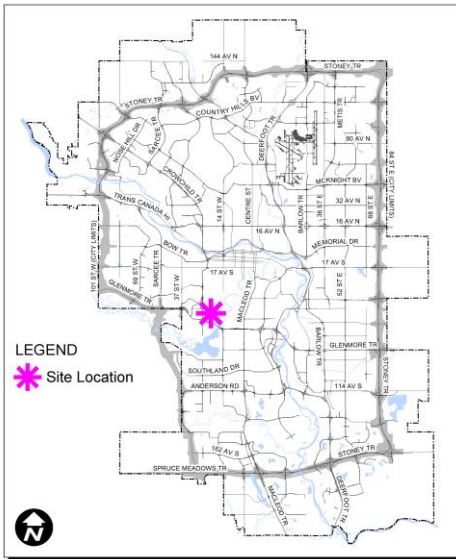
<b>North Glenmore Park</b>	
Peak Population Year	1970
Peak Population	3,776
2017 Current Population	2,396
Difference in Population (Number)	- 1,380
Difference in Population (Percent)	-37.0%

*Source: The City of Calgary 2017 Civic Census.*

Additional demographic and socio-economic information may be obtained online through the [North Glenmore Park](#) community profile.

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**Location Maps**



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**INVESTIGATION: ALTERNATIVES AND ANALYSIS**

The proposal represents a modest density increase of an established area parcel of land and allows for development that will be compatible with the low-density residential character of the existing neighbourhood.

**Land Use**

The subject property is currently designated under the Residential – Contextual One/Two Dwelling (R-C2) District which is intended to accommodate residential development in the form of duplex, semi-detached and single detached dwellings in developed areas of the city. The district allows for a maximum of two dwelling units and a maximum building height of 10 metres.

The proposed Residential – Grade-Oriented Infill (R-CG) District is a low density residential designation that is primarily for two to three storey (11 metres maximum) rowhouse developments where the façade of each dwelling unit must directly face a public street. At the maximum permitted density of 75 units per hectare, this site could accommodate up to four dwelling units.

The R-CG District also allows for a range of other low-density housing forms such as single detached, semi-detached and duplex dwellings. Secondary suites (one Backyard Suite or Secondary Suite per unit) are also allowable in R-CG developments. Secondary suites do not count against allowable density and do not require motor vehicle parking stalls, when proposed in the R-CG District, provided they are below 45 square metres in size.

**Infrastructure**

***Transportation Networks***

The parcel is located within 80 metres from northbound bus service to the Downtown Core and LRT routes. Additionally, the parcel is located within 80 metres from southbound route 7 which offers bus service to a bus loop, approximately 640 metres away, at the intersection of 54 Avenue and Crowchild Trail SW. The bus loop location provides access to a Primary transit route, the 306 BRT, in addition to routes 18, 20, 63, and 182. The parcel is a corner lot with frontage onto 20 Street SW which is a collector road.

***Utilities and Servicing***

Water connection, sanitary and storm sewer mains are available to service the subject site. Individual servicing connections as well as appropriate stormwater management will be considered and reviewed at the development permit stage.

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**Stakeholder Engagement, Research and Communication**

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent land owners and the application was advertised online.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

The North Glenmore Park Community Association was circulated on this application. The Association responded with a letter of support for the redesignation on 2018 February 28. (Attachment 2).

Administration received no letters of opposition to the proposed redesignation.

Administration considered the relevant planning issues specific to the application and has determined the proposed redesignation to be appropriate. The proposal conforms to relevant policies of the Municipal Development Plan for moderate intensification of developed areas and encourages broader range of housing types.

***Engagement***

The applicant, Civicworks Planning + Design, in collaboration with RNDSQR, engaged the community through on-site signage, a project website, and a postcard drop to surrounding neighbours and adjacent property owners. The postcards outlined the proposed land use redesignation and referenced the corresponding project website. The signage placed on-site outlined the proposed land use change and encouraged interested community members to submit feedback.

No public meetings were held by the applicant or Administration in association with this application.

**Strategic Alignment**

***South Saskatchewan Regional Plan (Statutory – 2014)***

The site is located within the 'City, Town' area as identified on Schedule C: South Saskatchewan Regional Plan Map in the South Saskatchewan Regional Plan (SSRP). While the SSRP makes no specific reference to this site, the proposal is consistent with policies on Land Use Patterns.

***Municipal Development Plan (Statutory – 2009)***

The subject parcel is located within the Residential - Developed - Established area of the Municipal Development Plan (MDP). The applicable MDP policies encourage redevelopment of established area communities that is similar in scale and built form to existing development,

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including a mix of housing such as townhouses and rowhousing. The MDP also calls for a modest intensification of the established area, an area serviced by existing infrastructure, public amenities and transit. The proposal is in keeping with relevant MDP policies as the rules of the R-CG District provide for development form that will be sensitive to existing residential development in terms of height, built form and density.

***Location Criteria for Multi-Residential Infill (Non-statutory – 2014)***

The Location Criteria for Multi-Residential Infill are not meant to be applied in an absolute sense, but are used in conjunction with other relevant planning policies, such as the MDP or local area policy plans, to assist in determining the appropriateness of an application in the local context.

The proposed land use amendment aligns with the majority of the criteria. The site is a corner parcel, with direct lane access, and adjacent to existing commercial development. The parcel is within 400 metres of a transit stop and has one frontage on a collector standard roadway.

Moderate intensification in this location has a minimal impact on adjacent properties, and is therefore considered appropriate.

**Social, Environmental, Economic (External)**

The proposed land use allows for a wider range of housing types than the existing R-C2 District and as such, the proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics. An Environmental Site Assessment was not required for this application.

**Financial Capacity**

***Current and Future Operating Budget:***

There are no known impacts to the current and future operating budgets at this time.

***Current and Future Capital Budget:***

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

**Risk Assessment**

There are no significant risks associated with this proposal.

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**REASON(S) FOR RECOMMENDATION(S):**

The proposal is in keeping with applicable policies of the Municipal Development Plan. The proposed R-CG District was designed to be implemented in proximity to or directly adjacent to low-density residential development. The proposal represents a modest density increase of established area parcels of land and allows for a development that has the ability to be compatible with the character of the existing neighbourhood.

**ATTACHMENT(S)**

1. Applicant's Submission
2. North Glenmore Park Community Association Comments
3. Proposed Bylaw 155D2018