

LAND USE AMENDMENT  
NORTH GLENMORE PARK (WARD 11)  
20 STREET SOUTH OF 50 AVENUE SW  
BYLAW 126D2018

MAP 32S

**EXECUTIVE SUMMARY**

This land use amendment application seeks to redesignate a single residential parcel from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Contextual Grade-Oriented Infill (R-CG) District to allow for rowhouse development. No development permit application has been submitted.

**PREVIOUS COUNCIL DIRECTION**

None.

<b>ADMINISTRATION RECOMMENDATION(S)</b>	2018 February 08
That Calgary Planning Commission recommends <b>APPROVAL</b> of the proposed Land Use Amendment.	
<b>RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION</b>	
That Council hold a Public Hearing on Bylaw 126D2018; and	
1. <b>ADOPT</b> the proposed redesignation of 0.08 hectares ± (0.19 acres ±) located at 5102 - 20 Street SW (Plan 6120AK, Block 32, Lots 1 to 3) from Residential – Contextual One / Two Dwelling (R-C2) District <b>to</b> Residential – Contextual Grade-Oriented Infill (R-CG) District, in accordance with Administration’s recommendation; and	
2. Give three readings to the proposed Bylaw 126D2018.	

**REASON(S) FOR RECOMMENDATION:**

The proposal is in keeping with the applicable policies of the Municipal Development Plan and allows for development that meets the intent of Land Use Bylaw 1P2007. The proposed Residential – Contextual Grade-Oriented Infill (R-CG) District is intended for parcels in close proximity to low-density residential development and provides for redevelopment that increases residential density while respecting existing community character.

The site is a large parcel at the corner of two higher-order roads: a parkway and a neighbourhood collector. In addition, the site has direct lane access and is in close proximity to schools, park space, regional recreation facilities, bike lanes and transit.

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Though on-street parking is limited on the west frontage by a bike lane and on both frontages by transit stops, the applicant has stated their intent is to provide parking above the minimums required by Land Use Bylaw 1P2007.

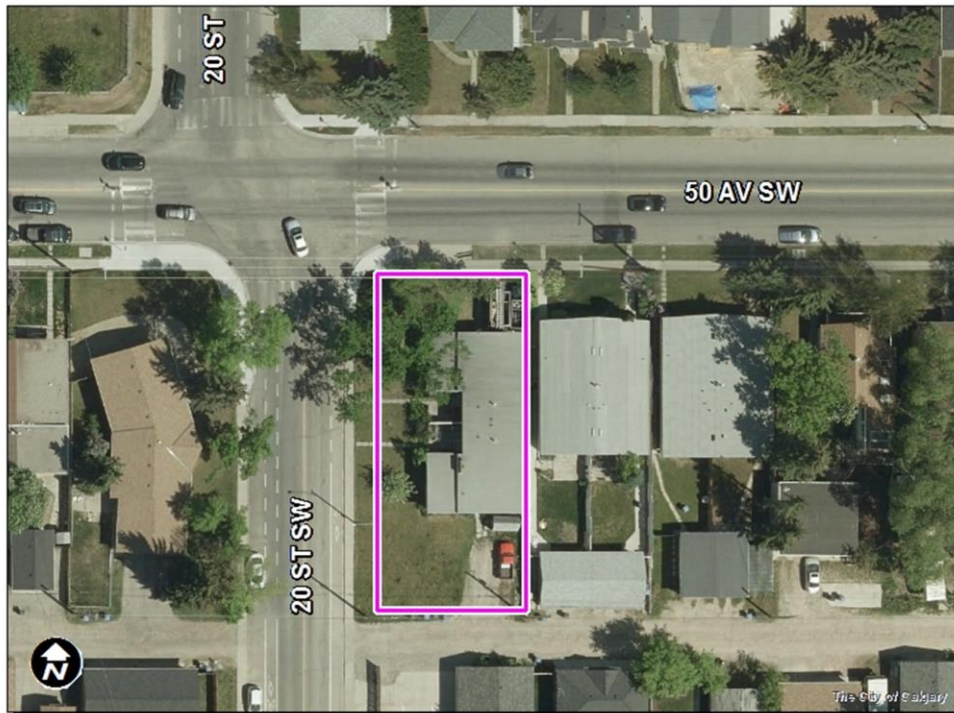
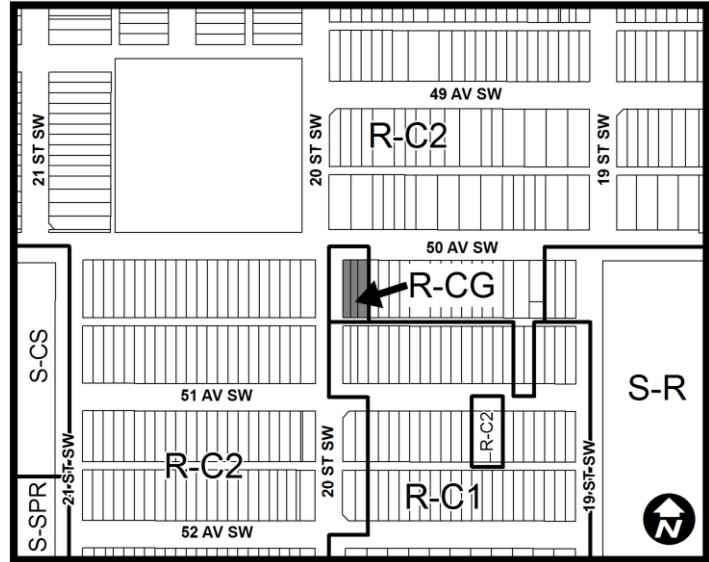
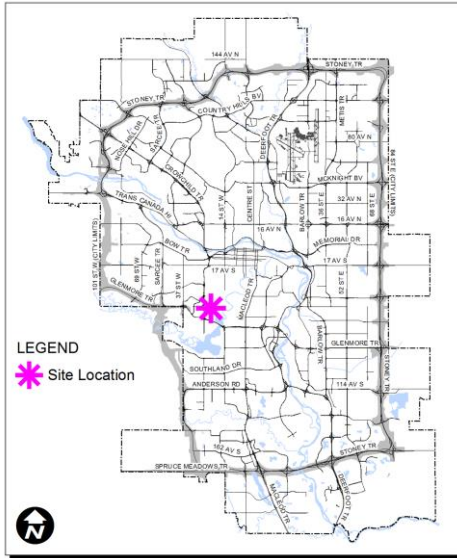
**ATTACHMENT**

1. Proposed Bylaw 126D2018
2. Public Submission

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LOCATION MAPS



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**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.08 hectares  $\pm$  (0.19 acres  $\pm$ ) located at 5102 - 20 Street SW (Plan 6120AK, Block 32, Lots 1 to 3) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Contextual Grade-Oriented Infill (R-CG) District.

**Moved by: A. Palmiere**

**Carried: 9 – 0**

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**Applicant:**

Jason Ager

**Landowner:**

Jason Ager

**PLANNING EVALUATION**

**SITE CONTEXT**

The subject site is located in the residential community of North Glenmore Park in the southwest quadrant of the city. The site is a corner parcel 42 metres wide by 19 metres deep (138 feet by 62 feet) currently developed with semi-detached housing accessible from the lane. The west frontage is along 20 Street SW (classified as a “neighbourhood collector”) and the north frontage is along 50 Avenue SW (classified as a future “parkway”). A high school is immediately adjacent northwest across the intersection, and surrounding housing stock is a mixture of both new and original detached and semi-detached housing. Administration has not received a development permit application.

The community overall has experienced a significant population decrease from its peak in 1970, however the population count has remained relatively stable over the past 15 years.

<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%

**LAND USE DISTRICTS**

The current Residential – Contextual One / Two Dwelling (R-C2) District allows for a mixture of one and two-unit residential development. The proposed Residential – Contextual Grade-Oriented Infill (R-CG) District is intended for low-density development in the form of rowhouses, duplexes and semi-detached dwellings. The maximum height of 11.0 metres is limited by contextual rules near shared property lines, and at maximum density the district would allow for up to five (5) units on the site.

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**LEGISLATION & POLICY**

South Saskatchewan Regional Plan (SSRP)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

Municipal Development Plan (MDP)

The subject parcel is located within the Developed Residential Area - Established Area typology as identified on Map 1 – Urban Structure of the Municipal Development Plan (MDP). Although the MDP makes no specific reference to the subject site, the land use proposal is in keeping with the applicable, overarching residential policies of the MDP specifically:

Neighbourhood Infill and Redevelopment policies (2.2.5) of the MDP generally encourage redevelopment that is similar in scale to existing development and that increases the density and mix of housing choices within a community.

Housing Diversity and Choice policies (2.3.1) of the MDP encourage an adaptation of the city's existing housing stock in order to allow for families to remain in the same homes for longer time periods.

General – Developed Residential Area policies (3.5.1) support retention of housing stock or moderate intensification in a form and nature that respects the scale and character of the neighbourhood.

The proposed R-CG land use designation complies with these broad objectives, while the specific location of the proposal and contextual rules minimize potential negative impacts to the community.

Other Policy

No Local Area Plan currently exists for North Glenmore Park. However, the proposed land use meets many of the location criteria for multi-residential infill development in low-density residential areas (APPENDIX III).

The criteria are not meant to be applied in an absolute sense, but are used in conjunction with other relevant planning policy such as the MDP to assist in determining the appropriateness of an application within the local context.

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## **TRANSPORTATION NETWORKS**

Vehicular access to the site will be from the lane. Transit service via Routes 7, 13 and 107 is available from two bus stops located directly beside the parcel. On-street bike lanes along 20 Street SW connect north to Marda Loop and south to pathways along the Glenmore Reservoir. On-street parking along 20 Street SW is available only on the west side of the street due to the bike lanes.

## **UTILITIES & SERVICING**

Water, sanitary and storm sewer connections are available to service the subject site. Any upgrades to city mains will be identified at the development permit phase. Servicing arrangements shall be determined at that stage to the satisfaction of the Manager Infrastructure Planning, Water Resources, and the costs for any such upgrades will be at the developer's expense.

## **ENVIRONMENTAL ISSUES**

An Environmental Site Assessment was not required.

## **ENVIRONMENTAL SUSTAINABILITY**

No sustainability measures are proposed at this time.

## **GROWTH MANAGEMENT**

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

## **PUBLIC ENGAGEMENT**

### **Community Association Comments**

The North Glenmore Park Community Association provided a letter of support for the land use redesignation, but noted they would object to development that sought the maximum height. In addition, they expressed concern over how the 20 Street SW bike lanes limit on-street parking.

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Administration reviewed the comments provided and noted that regardless of available on-street parking, the applicant would still be required to provide only the minimum number of parking stalls required by the Land Use Bylaw. In the event that only 1 stall per unit is provided, there is sufficient curb space approximately 15 metres from the site on the west side of 20 Street SW for 6 vehicles.

The proposed R-CG district would allow for development up to 11.0 metres, though not within 4.2 m of a property line shared with a lower-density district. As this would be the first R-CG redesignation in the immediate area, the applicant has been advised that there would be little support from Administration for a relaxation to the contextual height restriction.

**Citizen Comments**

Administration received four (4) letters of objection from residents in the area. Stated reasons for objection include:

- On-street parking limited by bus stops and bike lanes;
- Parking congestion could increase and spill over onto nearby roads;
- Could set a precedent for future redevelopment;
- Could increase traffic congestion;
- Impact of construction on operation of adjacent 4-way stop; and
- Fear of negative effects on property value.

**Public Meetings**

No public meetings were held by either The City or the applicant.



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APPENDIX I

APPLICANT'S SUBMISSION



LOC2017-0380

**Land Use Redesignation Applicant's Submission**

Not Including Secondary Suites

PL 1263 (R2017-09)

This form is to be filled out by the applicant and provided to The City of Calgary at the time of submission. These comments are included in a report which is presented to the Calgary Planning Commission and a Public Hearing of City Council. Your comments **must** be limited to the area designated on this form to ensure it will fit the space requirements of the report. Supplementary information can be provided separately in your application if required.

**Introduction** - This application seeks to re-designate this residential parcel from Contextual One/Two Dwelling District (RC-2) to an RC-G (rowhouse) to allow for the development of a five (5) unit rowhouse building facing 20 Street And 50 Avenue SW. The planning rationale, supported by technical and policy requirements, is summarized on this page (and supplementary pages).

**General** - The community of North Glenmore Park is ideally located in Calgary's southwest quadrant, close to the world-class institutions of Mount Royal University, Rockyview Hospital as well as the employment centers of ATCO Park and Westmount Business Campus. It also boasts access to all levels of public and separate schools, transit lines plus excellent green space and pathways.

The proposed re-designation allows for the building of a five unit rowhouse building. This add to the variety of housing types and price levels currently present in the community and contributes to the diversity and vitality of North Glenmore Park. A design scheme is being worked on currently and a DP application will be submitted some time following the re-designation application.

**Proposed Land Use District** - The proposed land use district is the Residential - Grade-Oriented Infill District. This land use allows for the intended development of a five (5) units rowhouse building.

**Site Access and Traffic** - Vehicular access is available via both 20 Street and 50 Avenue plus the adjacent alley. The subject site is located directly adjacent to a Calgary Transit stop on 50 Ave. A bicycle land is adjacent to the property along 20 Street.

**Parking** - The Land Use Bylaw required one (1) stall for each rowhouse unit, which will be supplied in the garage, located off of the adjacent alley. Additional parking stalls will be supplied on the site in consideration of the fact that the street parking is limited due to the bus zone and bicycle lane.

**Request** - I respectfully request the support and approval of the Calgary Planning Commission and City Council for this proposed re-designation.

D. Pomreinke

**APPENDIX II**

**LETTERS SUBMITTED**

January 6, 2018

Cyrille/Derek,

Our Redevelopment Committee would like to communicate to the City our support of the proposed rezoning application at said property. However, please be advised we will not support an 11m height on any portion of the development and want to ensure this is formally noted prior to the Development Permit being issued.

Further, we have additional concerns with the development. They are as follows:

Drawings - Committee has yet to be provided with any drawings showing development layout within the lot. While directly discussing the project with the developer has been seen as proactive and our Committee appreciates the dialogue, we still cannot fully appreciate the design functionality without some iteration of drawings.

Parking - the new bike lane along entire side east side of 20th Street, and the curb extension/bus stop on the west side (falling approximately along the first 100ft of roadway off 50th Avenue), presents a very precarious and likely inadequate position for street parking for the development. Should the bus stop and bike lanes not be co-located directly across the street from one another, adequate parking would be better realized.

Best Regards,

Jennifer McClure  
Chair, Redevelopment Committee  
North Glenmore Park Community Association

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January 19, 2018

Derek Pomreinke, File Manager:  
Re: LOC2017-0380 - Circulation package

Derek,

Further to our letter of January 06, our Redevelopment Committee would like to clarify some points around R-CG rezone as pertains to our Community Vision.

Our Committee Approves with Conditions the addition of R-CG rezones in North Glenmore Park. Further, the Committee will individually review each issued application, and request the following conditions be met or strongly considered by builders/developers to Committee to obtain full Approval:

- **Lot in question has existing zoning of R-C2, is on a corner, along a busier roadway**
- **Pre-Application process - builder/developer to engage CA prior to issuing applications/permits**
- **provide preliminary drawing sets to CA (with rezone applications)**
- **No third story**
- **Site must provide adequate street parking (in addition to garage requirements)**
- **Heavy preference is for 4-unit developments:**
  - 1) **allows for detached garages and thereby helps to eliminate the design to include a third story**
  - 2) **encourages maintaining an element of greenspace and possibly avoids cutting down of mature trees on lot**
  - 3) **reduction in street parking requirements**

Sincerely,

Jennifer McClure  
Chair, Redevelopment Committee  
North Glenmore Park Community Association

D. Pomreinke

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**APPENDIX III**

**LOCATION CRITERIA FOR MULTI-RESIDENTIAL INFILL**

<b>Location Criteria for Multi-Residential Infill</b>	<b>Meets Criteria?</b>
1. On a corner parcel	<b>Yes</b>
2. Within 400 metres of a transit stop <ul style="list-style-type: none"> <li>• Route #13 EB – 0 metres; WB – 20 metres</li> <li>• Routes #7 and #107 SB – 30 metres; NB – 75 metres</li> </ul>	<b>Yes</b>
3. Within 600 metres of a transit stop on the Primary Transit Network	No
4. On a collector or higher standard roadway on at least one frontage <ul style="list-style-type: none"> <li>• Parcel fronts both 50 Avenue (“parkway”) and 20 Street (“collector”)</li> </ul>	<b>Yes</b>
5. Adjacent to existing or planned non-residential development or multi-unit development	No
6. Adjacent to or across from an existing or planned open space, park or community amenity <ul style="list-style-type: none"> <li>• Within 200 m of 3 high schools, within 400 m of 2 arenas and regional recreation facilities, within 1 km of regional park</li> </ul>	<b>Yes</b>
7. Along or in close proximity to an existing or planned corridor or activity centre <ul style="list-style-type: none"> <li>• Within 1.5 km of Mount Royal University and office development</li> </ul>	<b>Yes</b>
8. Served by direct lane access	<b>Yes</b>