

Planning & Development Report to
Calgary Planning Commission
2018 July 26

ISC: UNRESTRICTED
CPC2018-0902
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Land Use Amendment in North Glenmore Park (Ward 11) at 5315 - 19 Street SW, LOC2018-0057

EXECUTIVE SUMMARY

This land use redesignation application was submitted by CivicWorks Planning + Design on 2018 March 12 on behalf of the landowner David A Johnston. This application proposes to redesignate a single residential parcel from Residential – Contextual One Dwelling (R-C1) District to Residential – Grade-Oriented Infill (R-CG) District to allow for:

- rowhouses in addition to building types already allowed in the current district (e.g. single-detached dwellings);
- 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 one dwelling units); and
- the uses listed in the R-CG designation.

This redesignation is intended to accommodate a four-unit rowhouse development. An associated development permit application, DP2018-2259, is under review (Attachment 3). The proposal conforms to applicable policies of the *Municipal Development Plan* and meets four of the eight *Location Criteria for Multi-Residential Infill*.

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 5315 – 19 Street SW (Plan 3401HR, Block 30, Lot 12) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Grade-Oriented Infill (R-CG) District; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

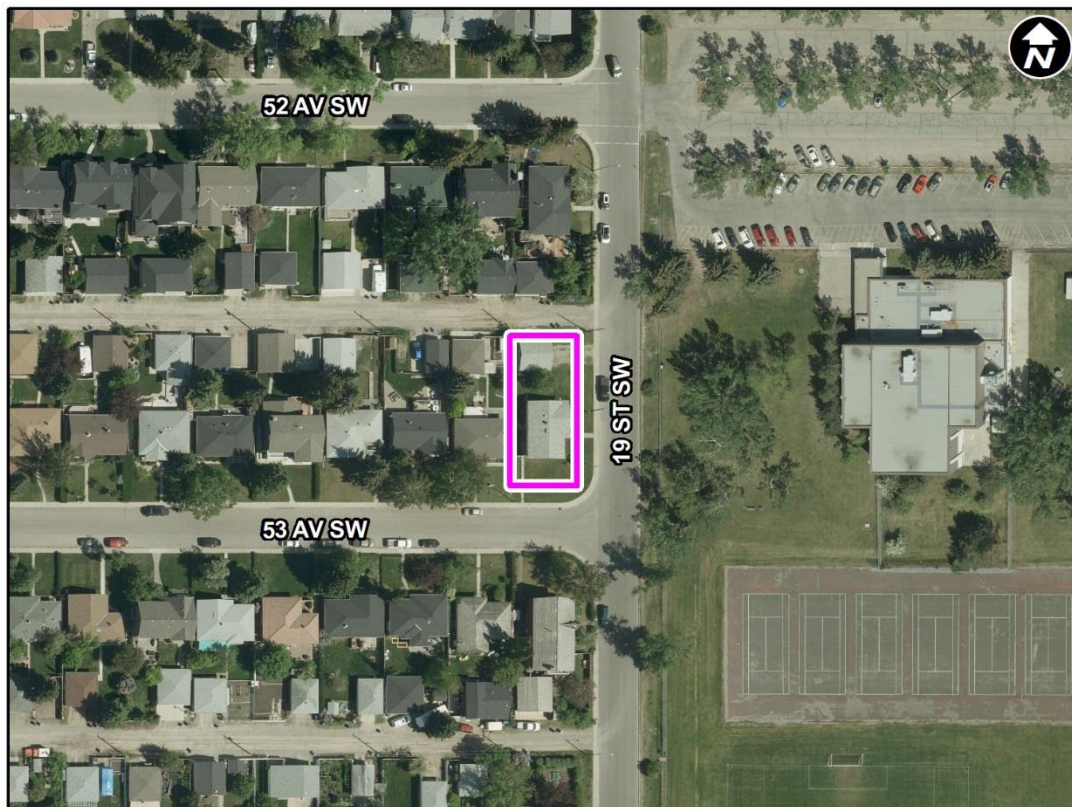
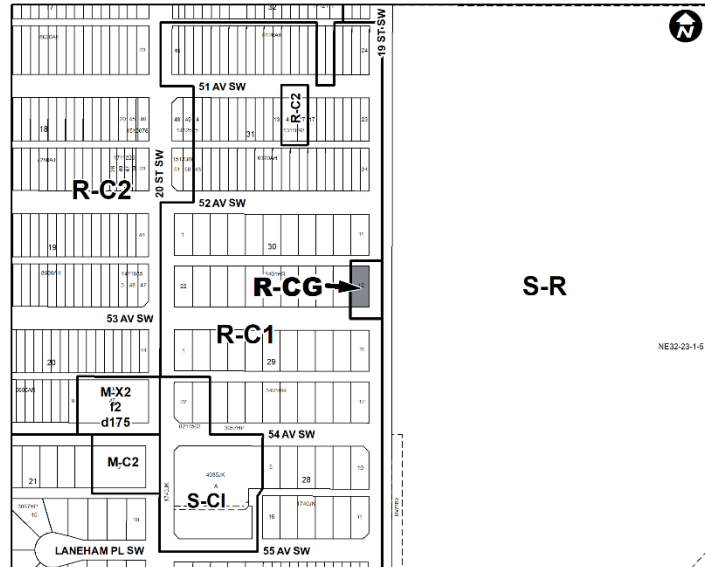
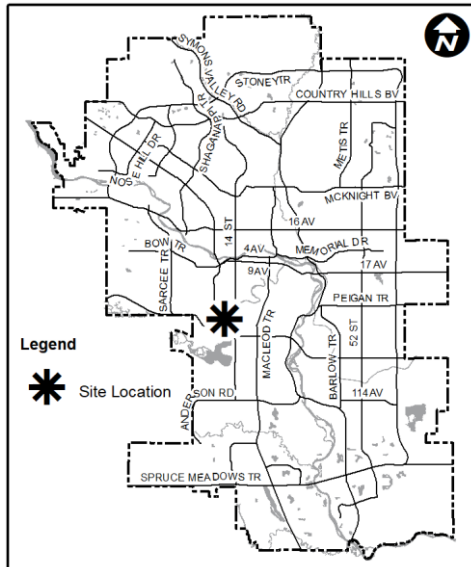
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BACKGROUND

Location Maps



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Site Context

The subject site is located in the community of North Glenmore Park, on the northwest corner of 53 Avenue and 19 Street SW. Surrounding development is characterized by low-density residential development in the form of single detached housing, with the predominate land use of Residential – Contextual One Dwelling (R-C1) District in the near vicinity. Glenmore Athletic Park is located directly across 19 Street SW.

The site is approximately 0.06 hectares in size with approximate dimensions of 16.0 metres wide by 36.0 metres deep. A rear lane exists to the north of the site. The site is currently developed with a one storey, single detached dwelling, with access to a rear yard garage via 19 Street SW.

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

North Glenmore Park	
Peak Population Year	1970
Peak Population	3,776
2017 Current Population	2,396
Difference in Population (Number)	1,380
Difference in Population (Percent)	-37%

Source: The City of Calgary 2017 Civic Census

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

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.

Application Review

The applicant submitted a land use redesignation and associated development permit application on 2018 March 12 and 2018 May 10 respectively. The development permit (DP2018-2259) is for a permitted use Rowhouse Building. The permit has been reviewed by Administration, and Administration is ready to recommend approval of the development permit, pending Council's approval of the land use.

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Land Use

The subject site is currently designated Residential – Contextual One Dwelling (R-C1) District, which is intended for development in the form of single detached dwellings in developed areas of the city. The district allows for a maximum of one dwelling unit on site and a 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

Pedestrian and vehicular access to the site is available from 19 Street SW. Pedestrian and vehicular access to the site is available from 19 Street SW. However, at the time of redevelopment, vehicular access will be required from the lane. The area is served by Calgary Transit bus service, with stops located approximately 230 metres walking distance from the subject site providing service to the downtown core. On-street parking by the site is restricted by permit for residents only. A Transportation Impact Assessment was not required as part of this application.

Utilities and Servicing

Water, sanitary and storm sewer mains are available and can accommodate the potential redevelopment of the subject site without the need for off-site improvements at this time. Individual servicing connections, as well as appropriate storm-water management will be considered and reviewed at development permit stage.

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, the date of the Public Hearing will be advertised.

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The North Glenmore Park Community Association was circulated on this application. After considering both the land use and development permit applications, the Association responded with a letter in opposition of the application (Attachment 2). The main concern highlighted was that this application does not meet the criteria they have established as a Community Association regarding appropriate locations for R-CG development, specifically that this site is not on a collector road and that it is not zoned R-C2.

Administration received fourteen letters of opposition to the application. Reasons stated for opposition are summarized below:

- concern over increased traffic congestion in the area;
- concern that this redesignation is from an R-C1 parcel to R-CG as opposed to an R-C2 parcel to R-CG, citing that the jump from one to four units is significant and will have a more immediate impact on the neighbourhood;
- parking concerns, especially along 19 Street SW at peak times when the Glenmore Athletic Park is being heavily used;
- concern that this application does not fit in with the character and context of the community;
- concern that the R-C1 area will be eroded away with redesignations, losing a balance of single dwelling units as well as duplex dwellings and multi-residential units;
- concern that this application is not compatible with the intent of the R-C1 district which is the designation for the balance of homes in the area; and
- concern that the location of the application is not appropriate for increases in density, as it is not located on a collector road, adjacent to commercial or other multi-residential development.

Administration has reviewed the relevant planning concerns specific to the proposed redesignation. The applicant will be required to provide on-site parking at the time of Development Permit, which will help alleviate parking concerns. The City's policy direction is to support higher density redevelopment in the inner-city, as this will allow for a mix of densities and types of housing within individual blocks.

Engagement

The applicant, CivicWorks Planning + Design, in collaboration with RNDSQL, 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.

The applicant also hosted an information session for members of the community, providing plans and renderings of the associated DP application, and an opportunity for further discussion and questions of clarification to be asked.

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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 site is located within the ‘Residential, Developed: Established’ area as identified on Map 1: Urban Structure 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, including a mix of housing such as townhouse and rowhousing. The MDP also calls for 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 redevelopment 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* is a tool for review of redesignation applications in the developed areas. 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 or local area policy plans, to assist in determining the appropriateness of an application in the local context.

The proposed land use aligns with four of the eight criteria. The site is on a corner parcel with direct lane access. It is within 230 metres walking distance from a transit stop and is located directly across from the Glenmore Athletic Park. Criteria not met include being within 600 metres of a BRT stop, being on a collector or higher standard road, being along a corridor or activity centre and located beside a non-residential or multi-unit development.

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

Social, Environmental, Economic (External)

The recommended land use allows for a wider range of housing types than the existing R-C1 District. Therefore, 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.

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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.

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 or adjacent to low-density residential development. The proposal allows for a range of building types that have the ability to be compatible with the established building form of the existing neighbourhood and can better accommodate the housing needs of different age groups, lifestyles and demographics.

ATTACHMENT(S)

1. Applicant Submission
2. Community Association Letter
3. Development Permit Drawings (DP2018-2259)