

**Land Use Amendment in Glamorgan (Ward 6) at 3 Gissing Drive SW, LOC2018-0106**

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**EXECUTIVE SUMMARY**

This land use redesignation application was submitted by Civicworks Planning + Design on 2018 May 09 on behalf of the landowner Duc Thi Nguyen. The application proposes to change the designation of this property 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 (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 4 dwelling units (an increase from the current maximum of one dwelling units); and
- the uses listed in the proposed R-CG designation.

This redesignation is intended to accommodate a four-unit residential development. An associated development permit application, DP2018-3272, is under review.

**ADMINISTRATION RECOMMENDATION:**

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

1. **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares ± (0.13 acres ±) located at 3 Gissing Drive SW (Plan 786JK, Block 8, Lot 2) 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.

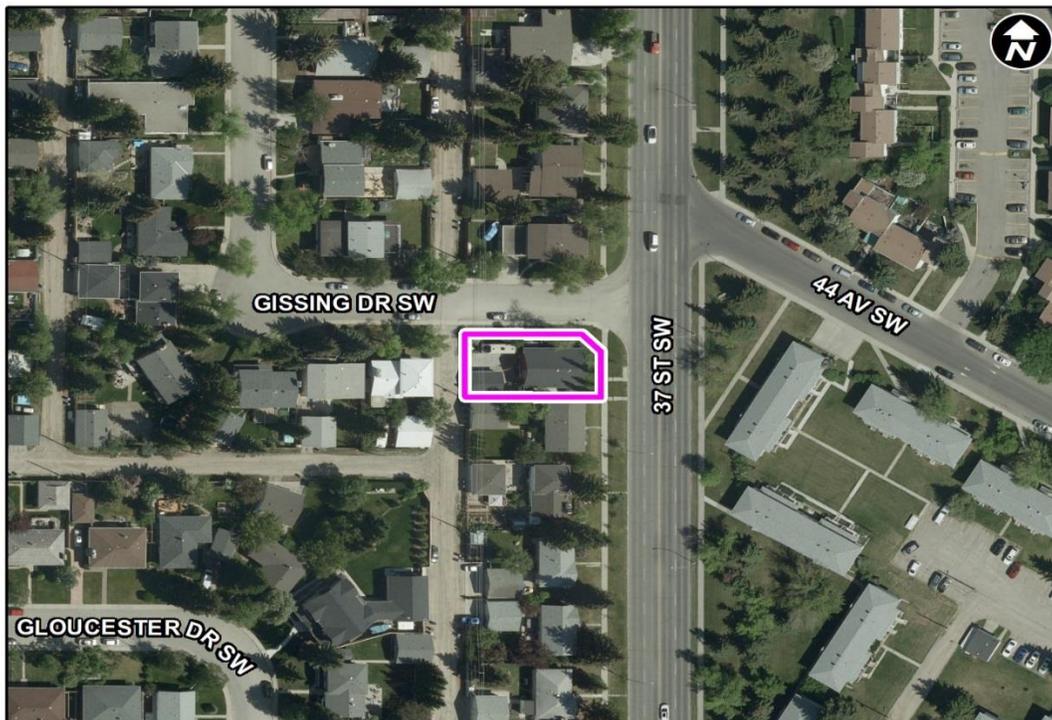
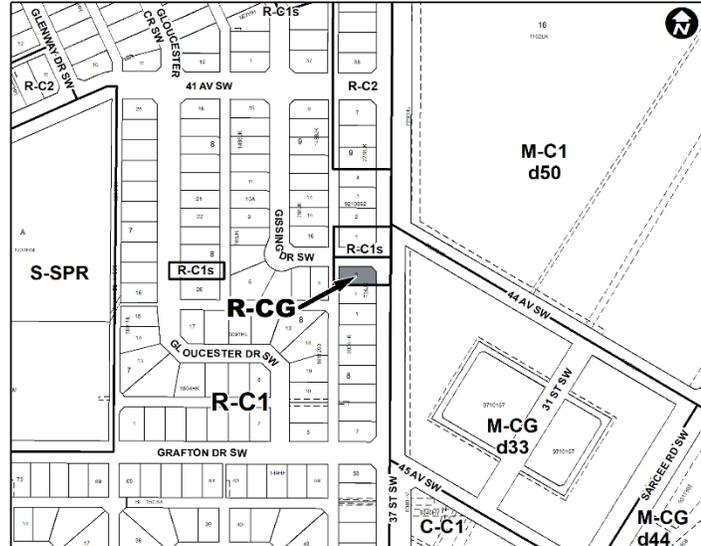
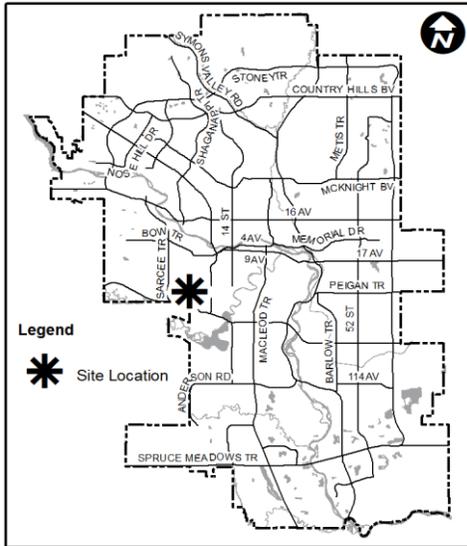
**PREVIOUS COUNCIL DIRECTION / POLICY**

None.

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BACKGROUND

Location Maps



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### Site Context

The site is located at the corner of Gissing Drive SW and 37 Street SW (an arterial road) in the community of Glamorgan. Single detached dwellings dominate the streetscape to the north, south and west as those surrounding lands are all designated R-C1 Residential– Contextual One Dwelling District. Across 37 Street SW is a large cluster of townhouse development on lands designated as M-CG Multi-Residential – Contextual Grade-Oriented District. Across Gissing Drive SW one parcel has recently been redesignated to Residential– Contextual One Dwelling (R-C1s) District.

The site is approximately 0.05 hectares in size and has a rear lane.

As identified in *Figure 1*, the community of Glamorgan’s population reached its peak in 1982, dropped in the late 1980s and has remained relatively stable at its current level for some time.

*Figure 1: Community Peak Population*

| <b>Glamorgan</b>                   |       |
|------------------------------------|-------|
| Peak Population Year               | 1982  |
| Peak Population                    | 7,258 |
| 2017 Current Population            | 6,385 |
| Difference in Population (Number)  | -873  |
| Difference in Population (Percent) | -12%  |

Source: *The City of Calgary 2017 Civic Census*

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

### INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal allows for a modest density increase and for building types that are compatible with the established building form of the existing neighbourhood. The proposal generally meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

### Land Use

The existing Residential – Contextual One Dwelling (R-C1) District is a residential designation in developed areas that is for single detached homes and related accessory uses (home occupations, garages, etc.). The district allows for a maximum building height of 10 metres.

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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 height) rowhouse developments where one façade of each dwelling unit must directly face a public street. The maximum density of 75 units per hectare would allow for up to four dwelling units on the subject site.

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 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 Gissing Drive SW, 37 Street SW and the rear lane. The area is served by Calgary Transit bus service with a stop located approximately 190 metres walking distance on 37 Street SW providing service to the Westbrook/Heritage BRT and the 13 Mount Royal bus route. 37 Street SW is identified as part of the Primary Transit network.

#### ***Utilities and Servicing***

Water and sanitary sewer mains are available and can accommodate the potential redevelopment of the subject site without the need for off-site improvements at this time. Storm connections are not currently available. Individual servicing connections as well as appropriate stormwater management will be considered and reviewed at the 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 and the date of the Public Hearing will be advertised.

The application was circulated to the Glamorgan Community Association. Their written response is included as Attachment 2. The community association's objections centre on the proposal not being in alignment with the Glamorgan/Glenbrook Design Brief, which they believe seeks to maintain the current R-1 status of the site.

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All other public engagement was applicant-led. The applicant did their own notice posting of the site and answered directly many of the phone calls/letters of concern sent to them by residents. The applicant therefore chose to engage on a one-on-one basis instead of a formal public event, as it was deemed that an open public event was not likely to lower the degree or change the reasons for opposition to the development.

Twelve letters of objection were received by Administration from individual residents, as well as a single petition signed by a group of 7 residents. The objections centred on the potential impacts of more units on the availability of on-street parking, increased traffic and the belief that a departure from R-1 zoning will destroy the nature of the community.

As stated elsewhere in the report, Administration believes the proposed designation aligns with the local Design Brief and with broader City policy. Traffic and parking issues will be considered at the development permit stage.

### **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 - Inner City area of the *Municipal Development Plan (MDP)*. The applicable MDP policies encourage redevelopment of inner-city communities that is similar in scale and built form to existing development, including a mix of housing such as townhouses and rowhousing. The MDP also calls for a modest intensification of the inner city, 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 may be sensitive to existing residential development in terms of height, built form and density.

#### ***Glamorgan/Glenbrook Design Brief (Non-Statutory, 1971)***

The subject parcel is located within the Low-Density Residential area on the Land Use map of the Glamorgan/Glenbrook Design Brief. As the plan gives no further guidance as to what this entails, and the RC-G designation is a low-density designation within the Land Use Bylaw, Administration believes that the proposal is in alignment with the Design Brief.

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

While the proposed R-CG District is not a multi-residential land use, the *Location Criteria for Multi-Residential Infill* was amended to consider all R-CG redesignation proposals under these guidelines as the R-CG allows for a building form comparable to other “multi-residential” developments.

The guidelines 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 six of the criteria, as follows:

- The site is a corner parcel.
- The site is located within 200 metres of both a transit stop
- The Primary Transit Network located on 37 Street SW.
- The site has lane access.
- Multi-residential development exists across the street to the east.
- 37 Street SW is an arterial street.

In all, the proposal aligns strongly with the criteria, and considering the minimal intensification proposed, is therefore considered appropriate.

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

The recommended land use allows for wider range of housing types than the existing RC-2 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 current or 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.

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**Risk Assessment**

There are no significant risks associated with this proposal.

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

The proposal conforms to the *Glamorgan/Glenbrook Design Brief* and is in keeping with applicable policies of the *Municipal Development Plan*. The proposed R-CG District is intended for parcels located near or directly 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's submission
2. Community Association comments