

Background and Planning Evaluation

Background and Site Context

The 0.06 hectare corner site, in the southwest community of North Glenmore Park, is at the intersection of 19 Street SW and 51 Avenue SW. The site is approximately 15 metres wide by 45 metres deep. The parcel is currently undeveloped and has rear lane access to 19 Street SW. Surrounding land uses are a mix of R-C1, R-C2 and R-CG with a variety of low-density residential forms including single and semi-detached homes. The eastern parcel across 19 Street SW is developed with a regional recreational facility.

The applicant intends to pursue two units and two backyard suites on the site. A development permit for a Contextual Semi-Detached Dwelling with Backyard Suites has been submitted by 5468796 Architecture on 2021 January 04 and is under review. See Attachment 5 for additional information.

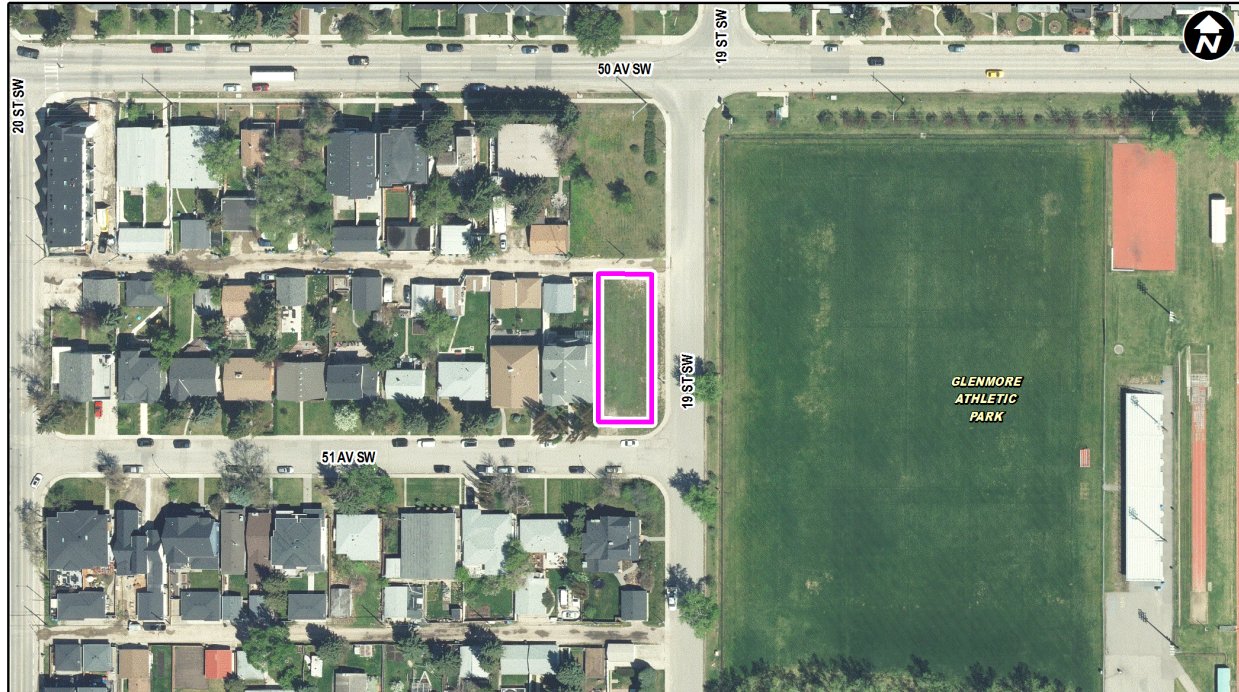
Community Peak Population Table

As identified below, the population of North Glenmore Park peaked in 1970, decreased significantly by the 1990s, and has remained relatively stable since.

North Glenmore Park	
Peak Population Year	1970
Peak Population	3,776
2019 Current Population	2,391
Difference in Population (Number)	-1,385
Difference in Population (Percent)	-37%

Source: *The City of Calgary 2019 Civic Census*

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



Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-C1 District is a residential designation applied to developed areas that is primarily for single detached houses. The R-C1 District allows for a maximum building height of 10 metres and a maximum of one dwelling unit along with one secondary or backyard suite.

The proposed R-CG District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings and rowhouses. The R-CG District allows for a maximum building height of 11 metres (three-storeys) and a maximum density of 75 units per hectare. While the district does allow for rowhouse development, it is also intended to provide greater flexibility in accommodating accessory dwelling units by allowing each semi-detached dwelling unit to have its own backyard suite.

Development and Site Design

The rules of the proposed R-CG District will provide guidance for future site development including appropriate uses, building massing, height, landscaping and parking. The intended development will consist of two semi-detached units with two backyard suites above the rear garage. Given the specific context of this site, additional items that will be considered through the development permit process include, but are not limited to:

- ensuring an engaging interface along both the 19 Street SW and 50 Avenue SW frontages through building design and proper siting of entrances to both the principal and backyard dwellings;
- appropriate setbacks to support future redevelopment of the vacant adjacent property; and
- mitigation of shadowing, overlooking, and privacy issues with respect to adjacent developed properties.

Transportation

The subject site is a corner lot with lane access. There are no existing curb cuts which need closure and rehabilitation, and all vehicular access will come from the lane.

The subject parcel is approximately 100 metres from an eastbound Route 13 bus stop, which provides service towards downtown and LRT routes approximately six kilometres away. The parcel is also approximately 100 metres from a westbound Route 13 bus stop, which provides service to Mount Royal University, the Richmond terminal, and on to the Westhills Shopping Centre loop. On-street parking is available and unrestricted on both 19 Street SW and 51 Avenue SW.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water and sanitary mains are available to this site. Site servicing details are being reviewed through the associated Development Permit and Development Site Servicing Plan applications.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Interim Growth Plan](#) (IGP). The proposed land use amendment builds on the principles of the IGP by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Residential - Developed - Inner City area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit. Such redevelopment is intended to occur in a form and nature that respects the scale and character of the neighbourhood context. The proposal is in keeping with relevant MDP policies as the R-CG District provides for a modest increase in density in a form that is sensitive to existing residential development in terms of height, scale and massing.

Climate Resilience Strategy (2018)

This application does not include any specific actions that address objective of the [Climate Resilience Strategy](#). Further opportunities to align development of this site with applicable climate resilience strategies will be explored and encouraged at the development permit stage.

West Elbow Communities Local Area Planning Project

Administration is currently working on the [West Elbow Communities Local Area Planning project](#) which includes North Glenmore Park and surrounding communities. Planning applications are being accepted for processing during the local growth plan process. The *West Elbow Communities Local Area Planning project* has been put on hold but is anticipated to be relaunching in 2021.