

# Background and Planning Evaluation

## Background and Site Context

The approximately 0.07 hectare corner site is located in the southwest community of North Glenmore Park, at the southwest corner of Lissington Drive SW and 52 Avenue SW. The site is approximately 19.5 metres wide by 35.6 metres deep. The parcel is currently developed with a single detached dwelling and detached garage with access from the rear lane.

The surrounding lands to the south and west are developed with a mix of single and semi-detached homes. Across 52 Avenue SW to the north and Lissington Drive SW are two high schools with play fields and a nature playground.

## Community Peak Population Table

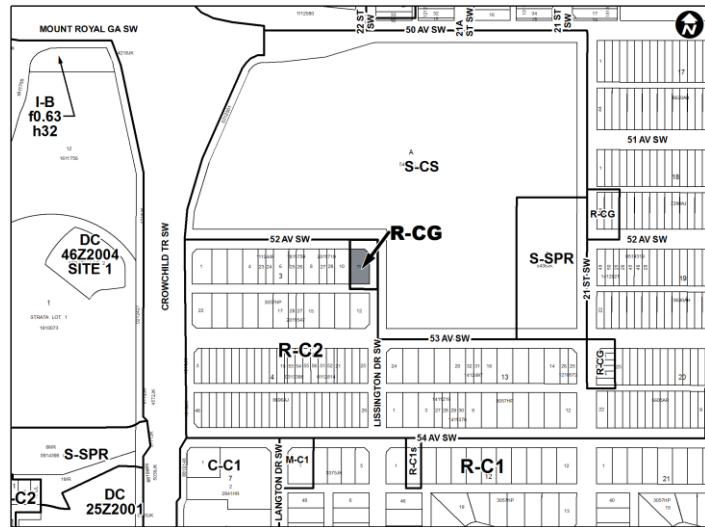
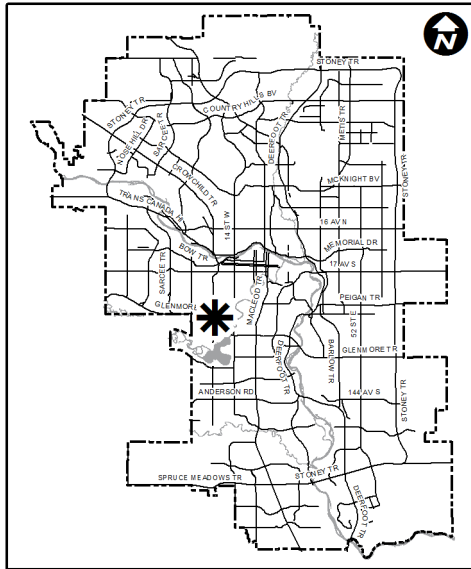
As identified below, the community of North Glenmore Park reached its peak population in 1970.

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

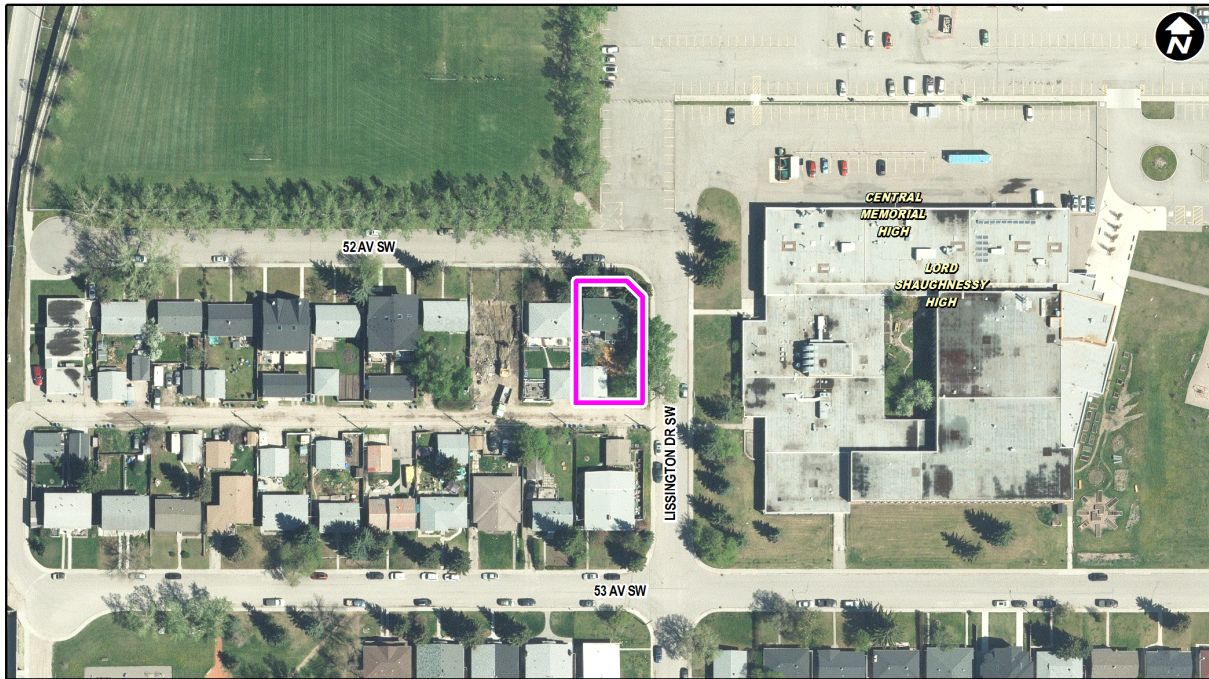
Source: *The City of Calgary 2019 Civic Census*

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

## Location Maps







## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing R-C2 District is a residential designation applied to developed areas that is primarily for single detached, semi-detached, duplex dwelling, and secondary suites. The R-C2 District allows for a maximum building height of 10 metres and a maximum density of two dwelling units.

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 dwelling units per hectare. The parcel area of the subject corner site would allow a maximum of five dwelling units in a rowhouse building form where one façade of each dwelling unit must directly face a public street.

Secondary suites (one backyard suite or secondary suite per dwelling 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 the suites are below 45 square metres in area, are located within 600 meters of frequent transit, and storage is provided for bikes, strollers or similar mobility options.

### Development and Site Design

If this application is approved by Council, the rules of the proposed R-CG District would provide guidance for future site development including appropriate uses, building massing, height,

landscaping and parking. The approximately 0.07 hectare corner site allows for up to five units. Given the specific context of this corner site, additional items that will be considered through the development permit process include, but are not limited to:

- the number of dwelling units;
- ensuring an engaging built interface along both the Lissington Drive SW and 52 Avenue SW frontages including ensuring access for the principal dwellings meets grade-oriented design; and
- mitigation of shadowing, overlooking, and privacy concerns to adjacent property.

### **Transportation**

The subject parcel is approximately 200 metres from both westbound and eastbound Route 7 Marda Loop bus stops. The eastbound route travels through Altadore, South Calgary, the Beltline, and into the Downtown core and LRT routes (approximately 7 kilometres away). A bus loop is located approximately 390 metres away at Crowchild Trail SW and 54 Street SW, which provides access to bus Routes 9, 20 and the Max Yellow BRT (Primary Transit).

There are currently on street parking restrictions. Lissington Drive SW is within a Residential Parking Zone "II". Parking on 52 Avenue SW is restricted from 08:00 - 17:00 except by permit.

Vehicular access is available for the the rear lane. On-site motor vehicle and bicycle parking will be determined at the development permit stage. There is no existing curb cut to close at the time of redevelopment, and vehicular access is to come from the lane.

### **Environmental Site Considerations**

No environmental concerns were identified.

### **Utilities and Servicing**

Water and sanitary mains are available to this site. Site servicing details will be reviewed at the development permit stage.

## **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 – Established area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of established 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 can be 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 will be considered based on the existing policy and regulations while the local growth plan process is underway. The West Elbow Communities Local Area Planning project has been put on hold but is anticipated to be relaunching in 2021.