

Background and Planning Evaluation

Background and Site Context

The subject parcel is located at the northwest corner of 51 Avenue SW and 21 Street SW in the community of North Glenmore Park. The subject parcel is approximately 0.06 hectares (0.16 acres) in size, and is approximately 15 metres wide by 42 metres deep. The site is currently developed with a single detached dwelling and a detached garage.

The subject parcel is surrounded by low density residential development of one to two storey dwellings to the north, east and south. Across 21 Street SW to the west is the Central Memorial High School and Shaughnessy High School.

Community Peak Population Table

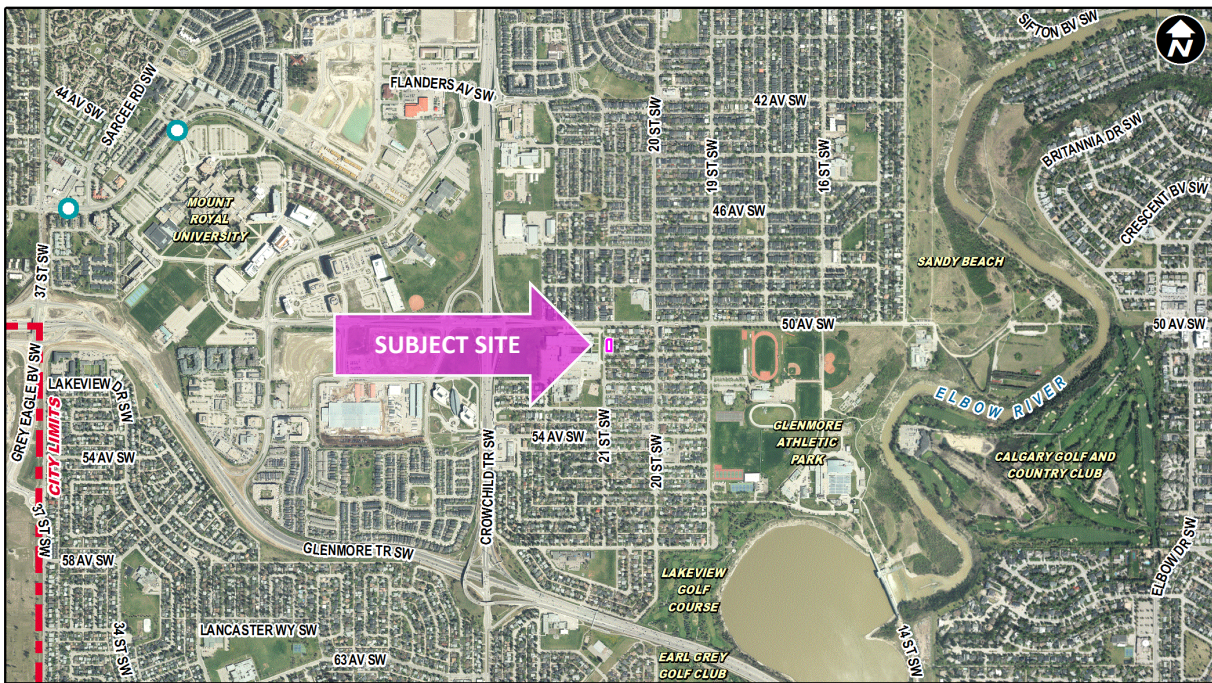
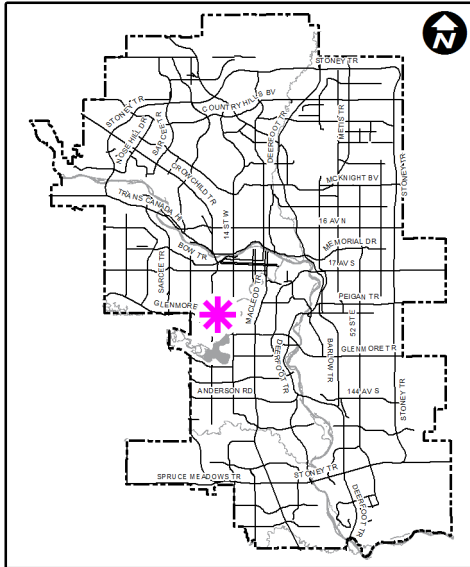
As identified below, the community of North Glenmore Park reached its peak population in 1970.

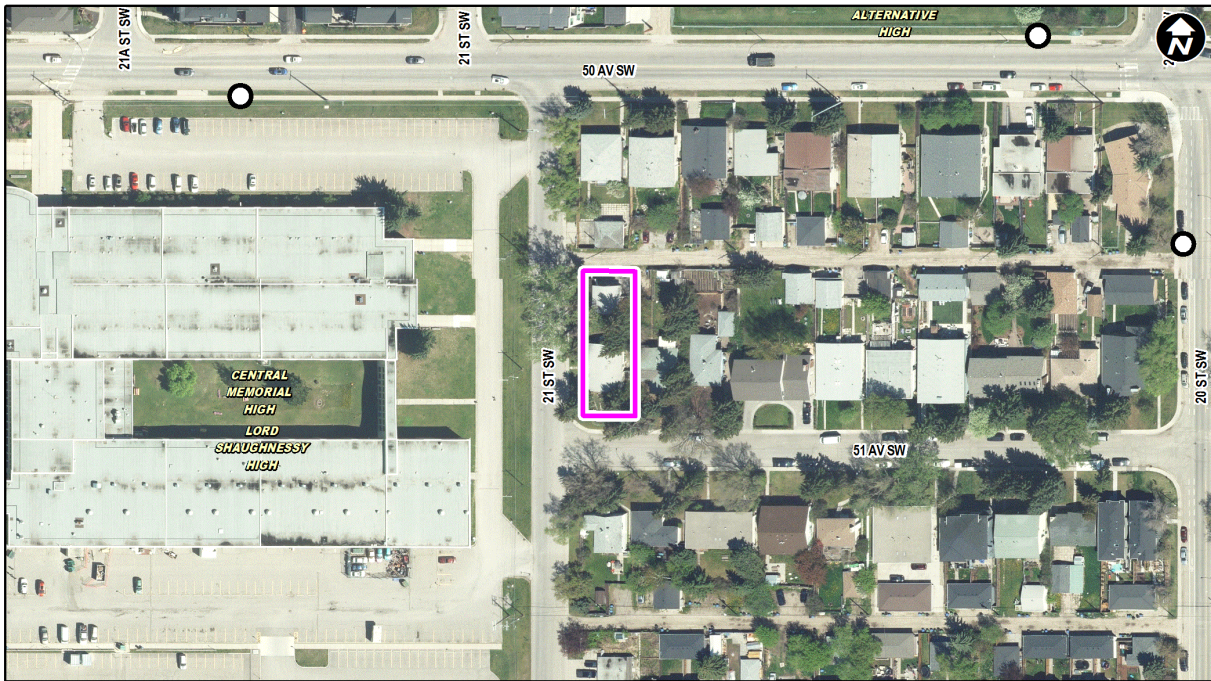
North Glenmore Park	
Peak Population Year	1970
Peak Population	3,776
2019 Current Population	2,391
Difference in Population (Number)	1,385
Difference in Population (Percent)	-36.68%

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 are primarily for single detached, semi-detached and duplex homes. 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 (3 storeys) and a maximum density of 75 dwelling units per hectare. Based on the parcel area, this would allow up to four dwelling units on the site 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 allowed in the R-CG District. Secondary suites do not count towards allowable density and do not require motor vehicle parking stalls, subject to the rules of the R-CG District.

Development and Site Design

If this application is approved by Council, the rules of the proposed R-CG District would provide guidance for intended future rowhouse development. There is no development permit application submitted at this time.

Transportation

Pedestrian access to the site is available from existing sidewalks along 51 Avenue SW and 21 Street SW. The area is well served by Calgary Transit, and the site is within 250 meters of the Route 13 bus stop. The eastbound route provides service through Altadore, Mount Royal, and into the Downtown core, with access to other LRT routes (Primary Transit, approximately 6 kilometres away). The westbound route provides service to Mount Royal University (with access to other bus routes), the Richmond terminal (with access to other bus routes), and on to the Westhills Shopping Centre loop (with access to other bus routes) where it turns around.

As a corner lot with lane access, vehicular site access would be from the lane when the site is redeveloped. The potential future development permit for the site will review the required car parking requirements.

Environmental Site Considerations

No environmental concerns have been identified at this time.

Utilities and Servicing

Water mains are available from 51 Avenue SW and 21 Street SW. Sanitary sewer is available from 51 Avenue SW. Storm sewers are unavailable for connection, and will be addressed at the development permit application 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 promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Developed Area as identified in the [Municipal Development Plan](#) (MDP). The relevant MDP policies encourage such infill redevelopment and modest intensification of inner-city communities to optimize efficient use of existing infrastructure, public amenities and transit, whilst delivering small and incremental benefits to climate resilience.

There is no local policy plan for the subject area.

Climate Resilience Strategy (2018)

The applicant indicated their intent to include electric vehicle-ready parking in future development. This is in line with the actions set out in Program 4: Electric and Low-Emissions Vehicles 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 subsequent development approval stage.

West Elbow Communities Local Area Plan

Administration is currently working on the [West Elbow Communities Local Area Plan](#) project which includes Altadore and surrounding communities. Planning applications are being accepted for processing during the area plan process.