

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of North Glenmore Park on the corner of 54 Avenue SW and Lissington Drive SW. The site is approximately 0.06 hectares in size and is approximately 16 metres wide by 35 metres long. The site comprises a single detached dwelling and a detached double garage with access from the rear lane. The property is relatively flat with no distinct change in grade.

Surrounding lands are mainly designated as Residential – Contextual One Dwelling (R-C1) Districts and R-C2 Districts, developed with a mix of single and semi-detached dwellings. Lord Shaughnessy High School is located one block north of the subject site. The site is also less than two kilometres to Mount Royal University.

Community Peak Population Table

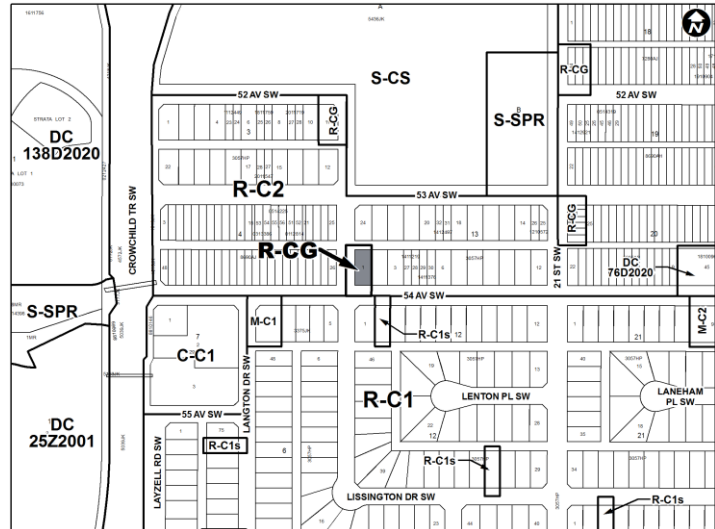
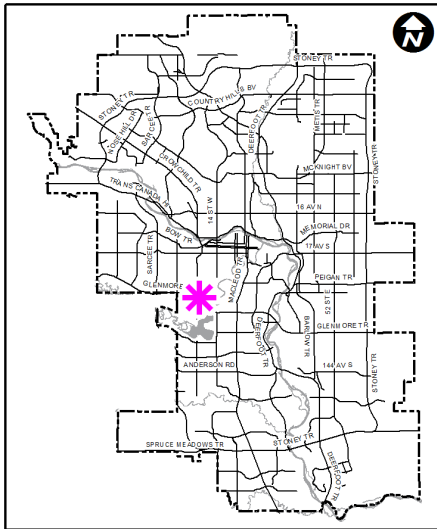
As identified below, the community of North Glenmore Park reached its peak population in 1970.

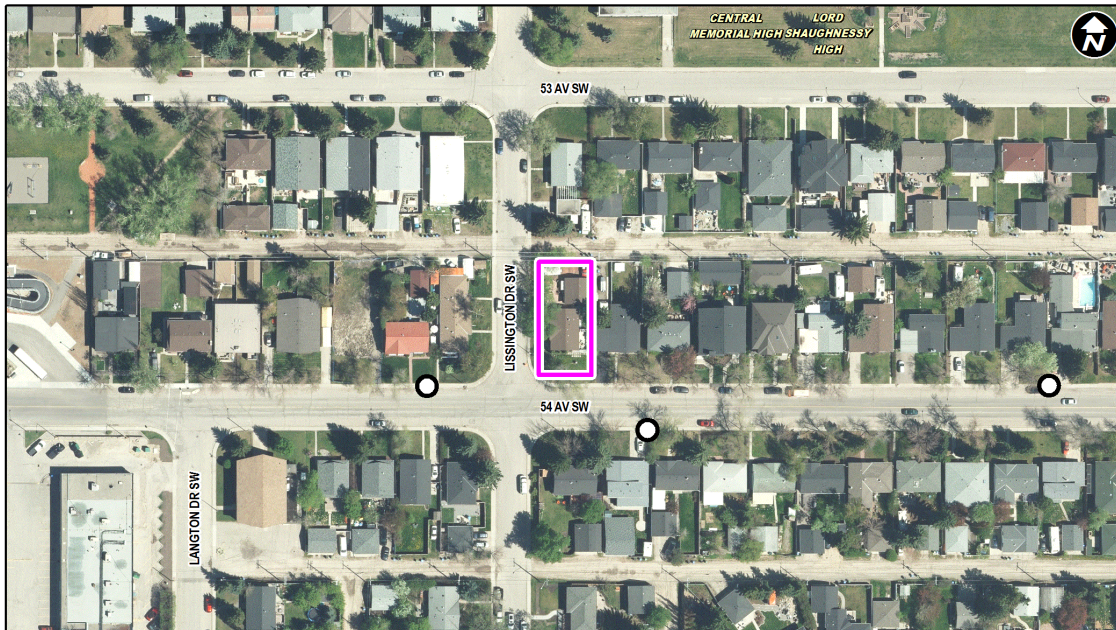
North Glenmore Park	
Peak Population Year	1970
Peak Population	3,776
2019 Current Population	2,391
Difference in Population (Number)	-1,385
Difference in Population (Percent)	-36.7%

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 main 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 proposed district allows for a maximum building height of 11 metres (three storeys) and a maximum density of 75 dwelling units per hectare. Based on the parcel area, this would allow up to a maximum of four dwelling units on the site in 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 allowed in the R-CG District. Secondary suites do not count towards allowable density and may not require motor vehicle parking stalls subject to the rules of the R-CG District.

Development and Site Design

If approved by Council, the rules of the proposed R-CG District would provide guidance for the future redevelopment of the site including appropriate uses, building height and massing, landscaping, and parking. 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:

- ensuring an engaging built interface along both 54 Avenue SW and Lissington Drive SW; and
- mitigating shadowing, overlooking, and privacy concerns.

Transportation

Pedestrian and vehicular access is available from 54 Avenue SW and Lissington Drive SW as well as the rear lane.

The subject site is approximately 45 metres away from a westbound Route 7 Marda Loop bus stop, that provides service to a bus loop just east of Crowchild Trail. The site is also approximately 60 metres away from an eastbound Route 7 Marda Loop bus stop, which provides access into the Downtown core.

Environmental Site Considerations

There are no known environmental concerns associated with the proposal and/or site at this time.

Utilities and Servicing

Water, sanitary, and storm deep utilities are available to the site. Development servicing requirements will be determined at the future development permit stages.

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 site falls within the Established Developed area typology on Map 1: Urban Structure Map within the [Municipal Development Plan](#) (MDP). Policies under Section 3.5.3 of the Developed Established area support modest redevelopment of Established Areas and states that new developments in Established Areas should incorporate appropriate densities. The proposed R-CG District conforms with the MDP.

There is no local policy for the subject area.

Climate Resilience Strategy (2018)

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