

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of North Glenmore Park at the southwest corner of 52 Avenue SW and 19 Street SW. The parcel is approximately 0.06 hectares (0.14 acres) in size and is approximately 36 metres long by 16 metres wide. The site is currently developed with a one-storey single detached dwelling and detached garage. The site has access from the rear lane to the south.

The surrounding area is characterized by low-density residential development in the form of single detached dwellings designated as R-C1 District. There are several lots designated as R-CG District along 19 Street SW with one directly to the south, and two located one block to the north. Glenmore Athletic Park is located directly across 19 Street SW to the east.

Community Peak Population Table

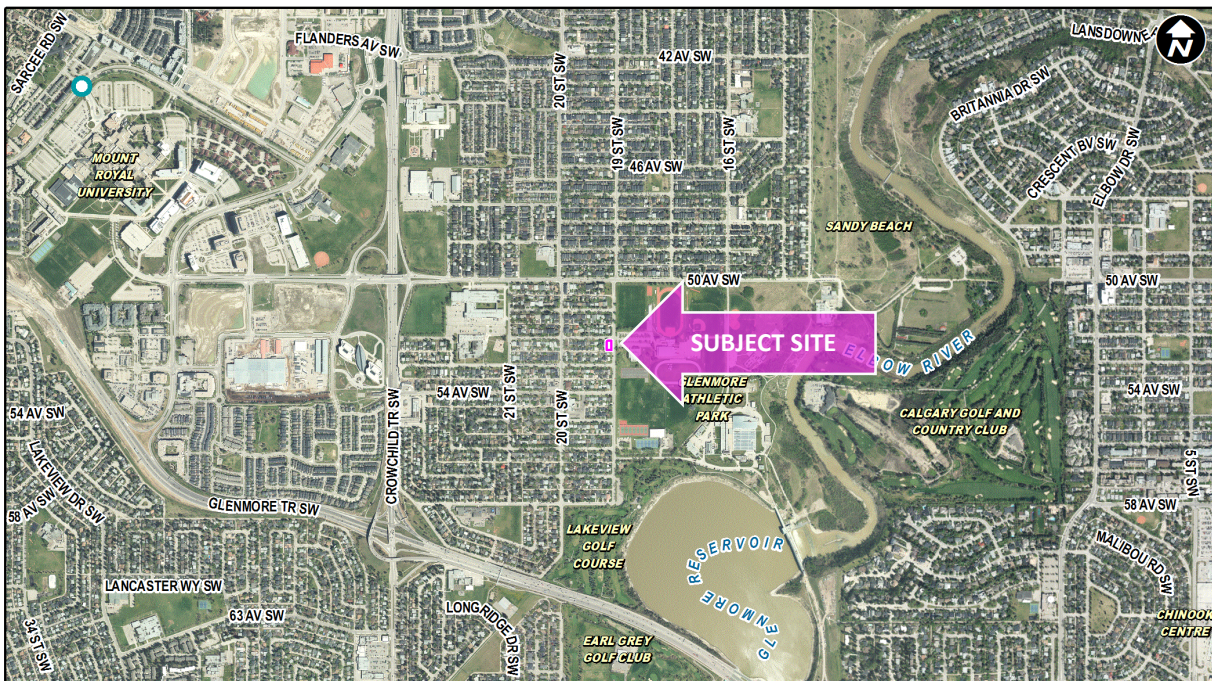
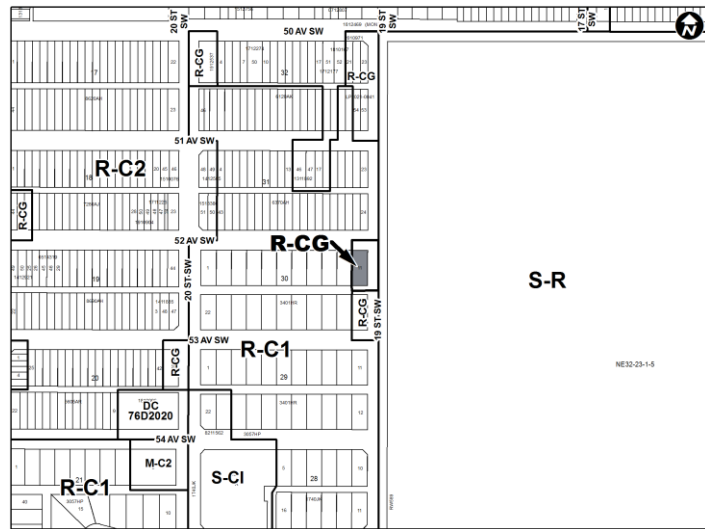
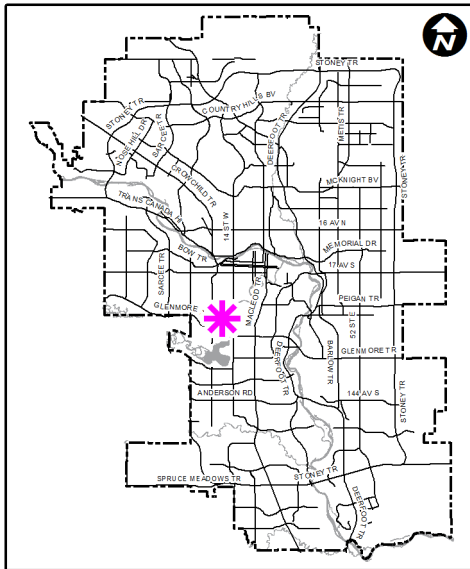
As identified below, the community of North Glenmore Park reached its peak population in 1970.

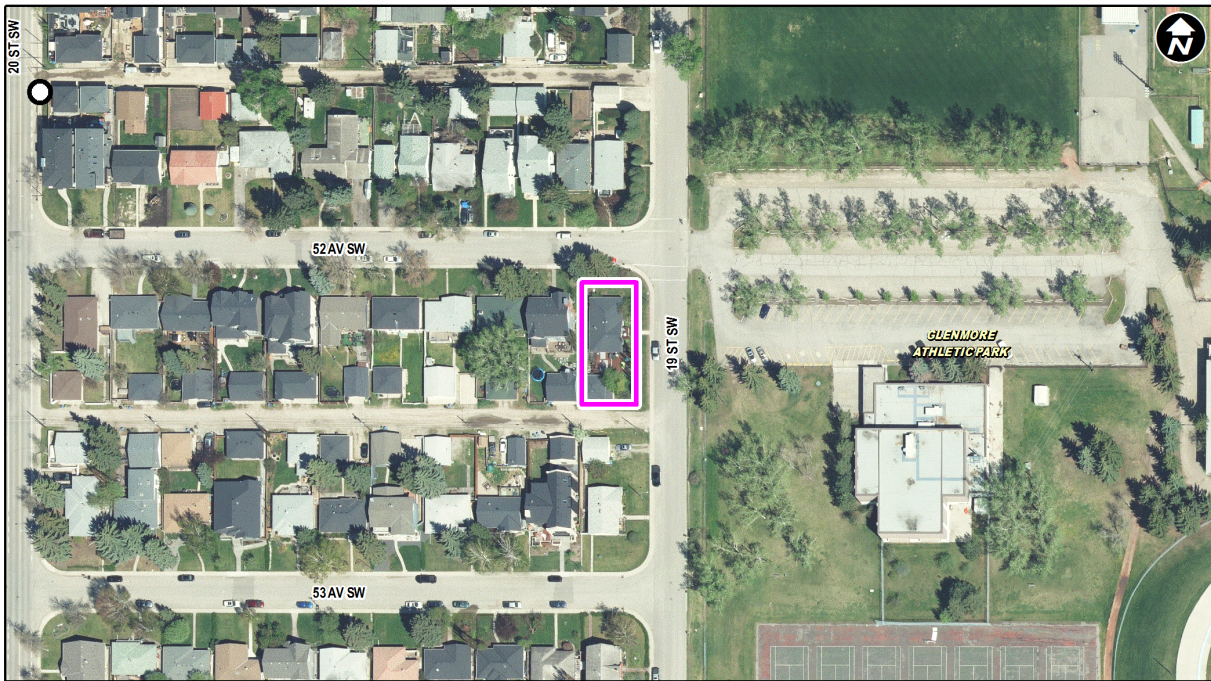
North Glenmore Park	
Peak Population Year	1970
Peak Population	3,776
2019 Current Population	2,391
Difference in Population (Number)	-1,385
Difference in Population (Percent)	-36.7%

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-C1 District is a low-density district used in the developed area and is primarily for single detached homes. The R-C1 District allows for a maximum building height of 10 metres and one dwelling unit. Secondary suites are a discretionary use within the R-C1 District.

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 and a maximum of 75 dwelling units per hectare. Based on the subject site parcel area, this would allow for a maximum of four dwelling units.

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 the application is approved by Council, the rules of the proposed R-CG District will 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 52 Avenue SW and 19 Street SW; and
- mitigating shadowing, overlooking, and privacy concerns.

Transportation

Pedestrian access to the site is available from 52 Avenue SW and 19 Street SW. Vehicular access to the site is to be directed from the lane to the south at the future development stage.

The area is served by Calgary Transit Bus Route 7-Marda Loop, with stops located approximately 260 metres (3-minute walk) from the subject site. The westbound route provides service to Mount Royal, Glamorgan, and to the Westhills bus loop. The eastbound route provides service to Altadore, South Calgary, Mount Royal, and to the Downtown core.

The subject site is within Residential Parking Zone II. No on-street parking is allowed on 52 Avenue SW, and parking on 19 Street SW is restricted to resident permit parking only. A Transportation Impact Assessment was not required as part of this application.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary, and storm sewer mains are available and can accommodate the potential redevelopment of the subject site without the need for off-site improvements at this time. Individual servicing connections, as well as appropriate storm-water management, will be considered and reviewed at a future 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 promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Residential – Developed - Established area as identified on Map 1: Urban Structure of 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, and delivers small and incremental benefits to climate resilience.

The proposal is in keeping with relevant MDP policies as the rules of the R-CG District provide for redevelopment in a form that may be sensitive to existing residential development in terms of height, built form, and density.

There is no local policy plan for the subject area.

Climate Resilience Strategy (2018)

Administration has reviewed this application in relation to the objectives of the [Climate Resilience Strategy](#) programs and actions. The applicant has indicated that they plan to pursue Leadership in Energy and Environmental Design (LEED) certification as part of a future development permit.