

# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the community of Glamorgan. The site has an area of approximately 0.06 hectares and is approximately 19.5 metres wide by 30 metres long. The site is currently developed with a single detached dwelling with a driveway fronting 42 Street SW and with rear lane access.

The surrounding lands to the south of Richmond Road are developed with a mix of single and semi-detached homes. Glamorgan Elementary School and St. Andrew Elementary School are both one block to the south of the subject site.

## Community Peak Population Table

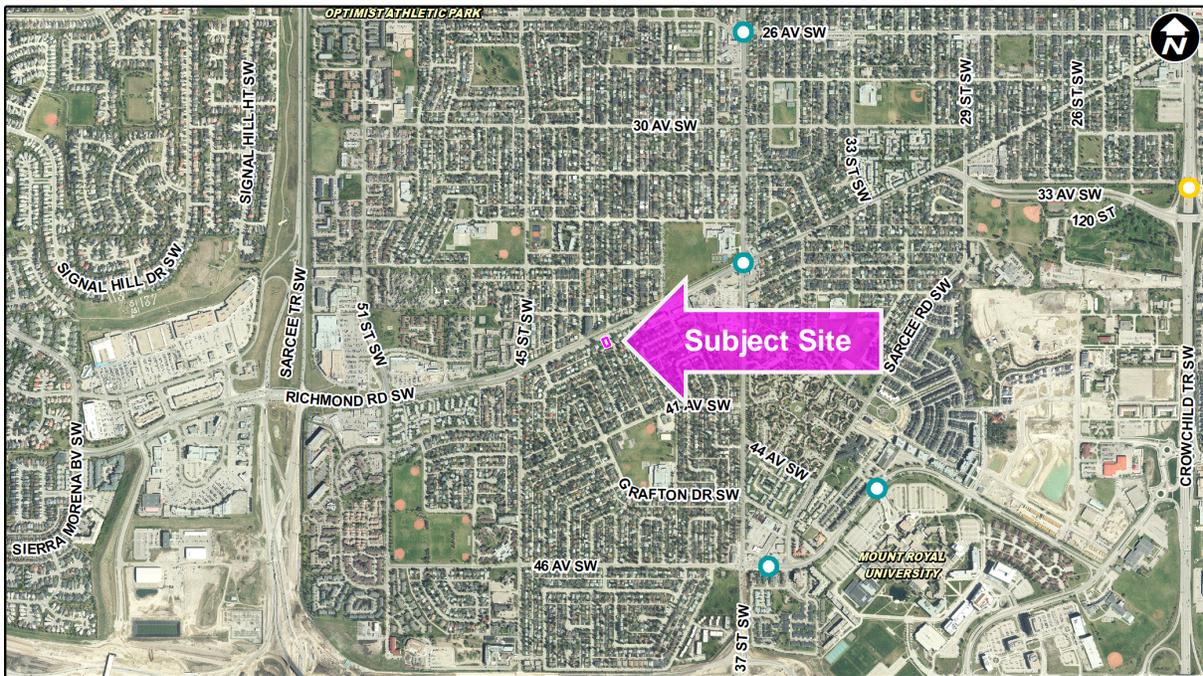
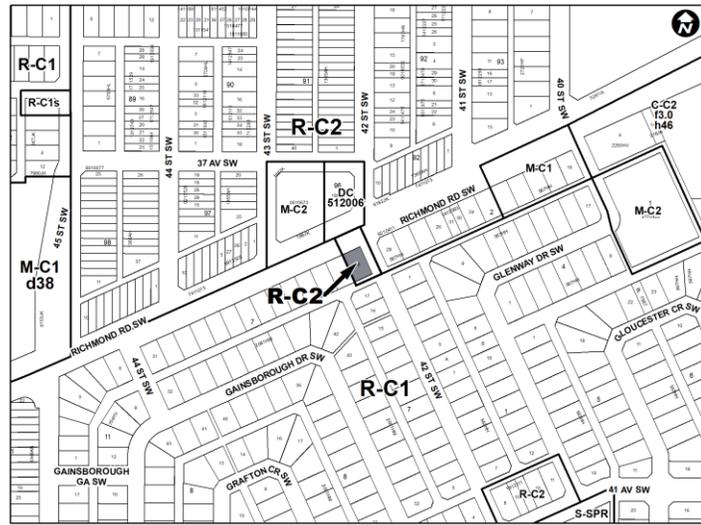
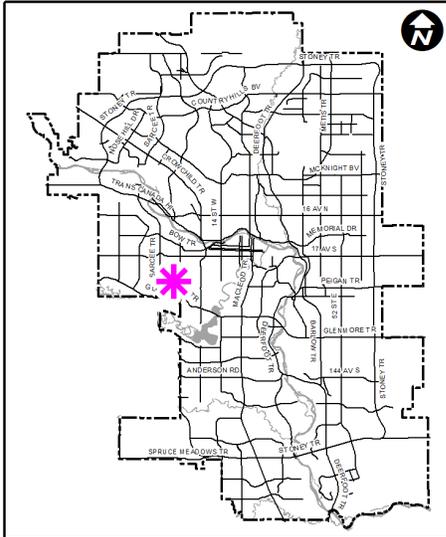
As identified below, the community of Glamorgan reached its peak population in 1982.

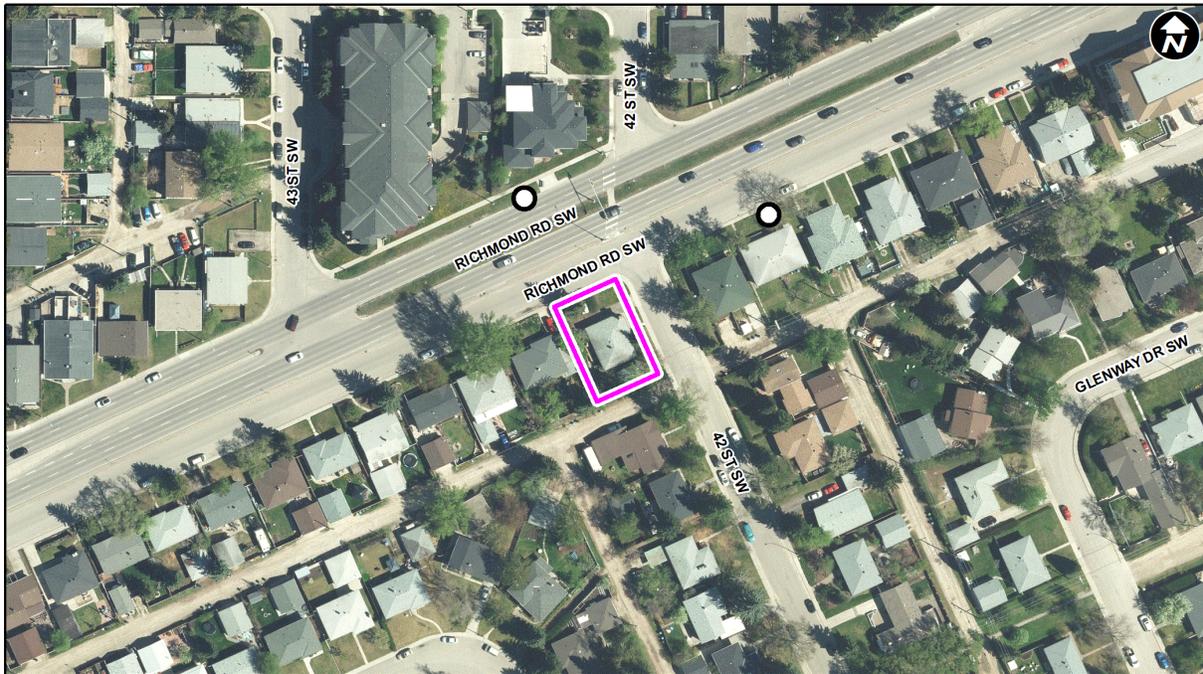
<b>Glamorgan</b>	
Peak Population Year	1982
Peak Population	7,258
2019 Current Population	6,522
Difference in Population (Number)	-736
Difference in Population (Percent)	-10.1%

Source: *The City of Calgary 2019 Civic Census*

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

# Location Maps





## 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 dwellings. The district allows for a maximum building height of 10 metres and a maximum density of one main dwelling per parcel. Secondary Suites are a discretionary use within the R-C1 District. Semi-detached dwellings are not a listed use within the R-C1 District.

The proposed R-C2 District is primarily for single detached, semi-detached, and duplex dwellings. The District allows for a maximum building height of 10 metres (2-3 storeys), and allows for secondary suites as a permitted use.

### Development and Site Design

If the land use redesignation is approved by Council, the rules of the proposed R-C2 District would provide guidance for the potential future redevelopment of the site, including number of dwelling units and suites, appropriate uses, building height and massing, landscaping and parking.

### Transportation

Pedestrian access to the site is available from existing sidewalk along Richmond Road SW and 42 Street SW. Street parking is also available on both Richmond Road SW and 42 Street SW.

The area is well served by Calgary Transit, with the closest bus stop, Route 22 (Richmond Rd SW) is located 55 metres east (~1-minute walk) of the subject site, providing service to the Downtown Core. The westbound bus stop Route 22 (Richmond Rd SW) is 70 metres (~1-minute walk) away and provides services through the surrounding neighbourhood of Glamorgan and to the Westhill Shopping centre.

Vehicular access is available by the rear lane. At the time of development permit application, the on-site parking will be reviewed.

### **Environmental Site Considerations**

No environmental concerns were identified.

### **Utilities and Servicing**

All necessary services including 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 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 Neighborhood Main Street area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). Neighbourhood Main Streets provide the opportunity for moderate levels of intensification of both jobs and population over time. The applicable MDP policies encourage ground orientated housing and low scale apartments. The proposal is in keeping with relevant MDP policies as the R-C2 District provides for contextually sensitive redevelopment in a form that is sensitive to existing residential development in terms of height, scale and massing.

There is no area redevelopment plan for the Glamorgan community and therefore the MDP is the statutory document that provides guidance on suitable land uses.

### **Climate Resilience Strategy (2018)**

This application does not include any specific actions that address the objectives of the [Climate Resilience Strategy](#).