

# Background and Planning Evaluation

## Background and Site Context

This 0.06-hectare (0.15-acre) corner parcel is located in the southwest community of Glamorgan at the southwest corner of Richmond Road SW and 42 Street SW. The laned site is approximately 20 metres wide by 30.5 metres deep and is currently developed with a single detached dwelling and rear detached garage accessed from 42 Street SW.

Surrounding development is characterized primarily by Residential – Contextual One Dwelling (R-C1) and Residential – Contextual One / Two Dwelling (R-C2) District parcels containing single detached and semi-detached dwellings.

The site is adjacent to Richmond Road SW which forms part of the Primary Transit Network. Richmond Road SW is classified as a Neighbourhood Main Street and includes a mixture of commercial and residential development. Directly to the north of the site is an office development, containing medical and professional services. The site is also approximately 300 metres (two blocks) north of the Glamorgan Community Association, St. Andrew School and Glamorgan School sites which feature community amenities such as playgrounds, baseball diamonds and a community hockey rink.

## Community Peak Population Table

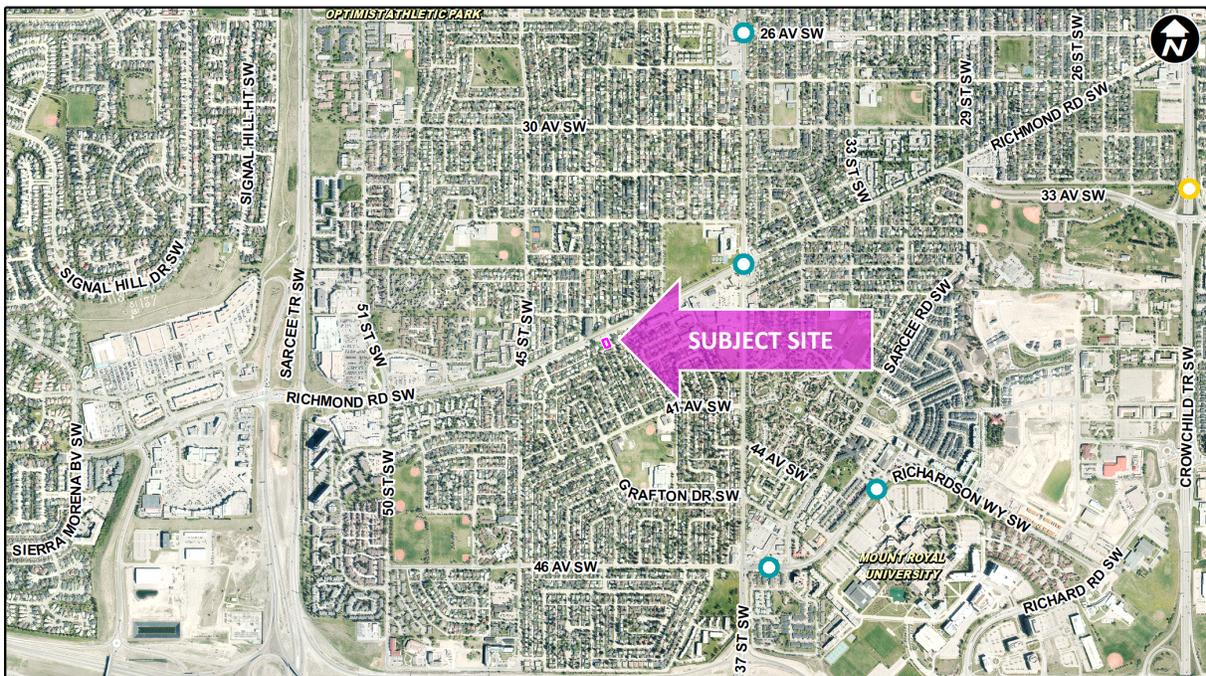
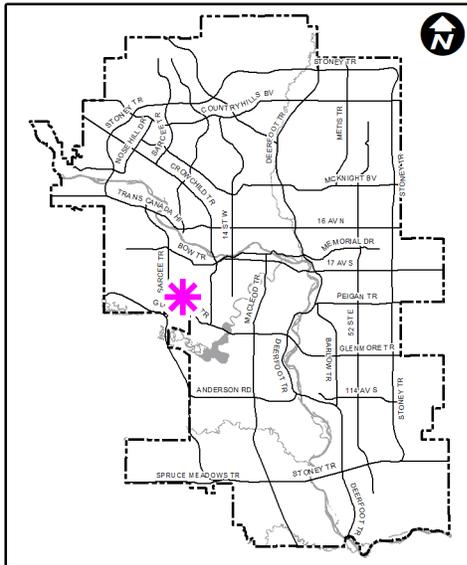
As identified below, the community of Glamorgan reached its peak population in 1982.

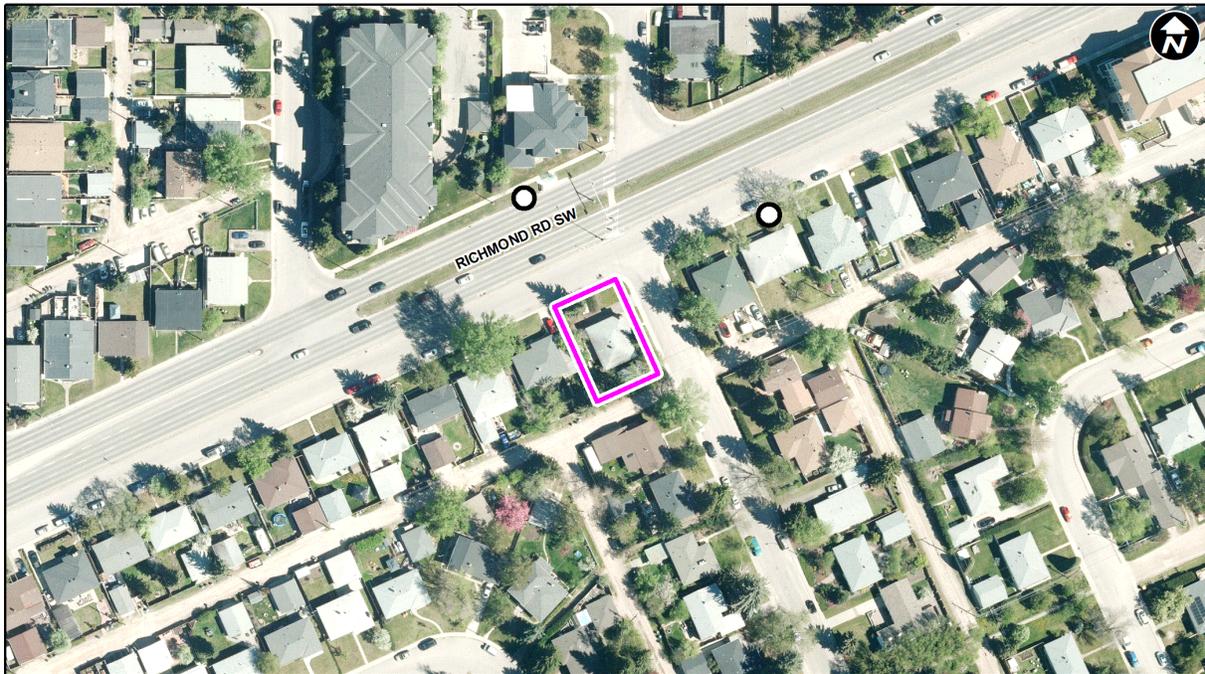
<b>Glamorgan</b>	
Peak Population Year	1982
Peak Population	7,258
2019 Current Population	6,522
Difference in Population (Number)	-736
Difference in Population (Percent)	-10.1%

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-C2 District is primarily for single detached, semi-detached, duplex dwellings, and secondary suites. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units. Secondary suites are permitted uses within the R-C2 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 density of 75 dwelling units per hectare. Based on the subject site parcel area, this would allow up to four dwelling units.

Secondary suites (one backyard suite or one secondary suite per dwelling unit) are also allowed in the R-CG District, and do not count towards allowable density. The subject parcel would require one parking stall per suite as the site location does not meet the rules of Section 546(2) of the Land Use Bylaw.

### Development and Site Design

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 Richmond Road SW and 42 Street SW; and
- mitigating shadowing, overlooking, and privacy concerns.

### **Transportation**

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

The area is well served by Calgary Transit with a bus stop for eastbound Route 22 (Richmond Rd SW) located 55 metres east (a one-minute walk) of the subject site, providing service to the Downtown Core. A bus stop for westbound Route 22 is 70 metres (a one-minute walk) away and provides access through the surrounding neighbourhood of Glamorgan and to the Westhills and Signal Hill shopping centres, which are identified as a Major Activity Centre in the *Municipal Development Plan* (MDP).

Vehicular access is available via the rear lane and a driveway accessing 42 Street SW. On-site parking will be reviewed at the time of a development permit application.

### **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.

### **Growth Plan (2022)**

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use amendment builds on the principles of the GP 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 oriented housing and low-scale apartments. The proposal is in keeping with relevant MDP policies as the R-CG 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 Glamorgan and therefore the MDP is the statutory document that provides guidance on suitable land uses.

**Calgary Climate Strategy – Pathways to 2050 (2022)**

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.