

# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the southwest community of North Glenmore Park, on the north side of 51 Avenue SW between 19 Street SW and 20 Street SW. The parcel is approximately 0.06 hectares (0.15 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 accessed from the rear lane.

Surrounding land uses consist of a mix of single detached and semi-detached dwellings. Properties in close proximity are designated as low-density residential districts including the R-C1, R-C2 and the Residential – Grade-Oriented Infill (R-CG) District.

## Community Peak Population Table

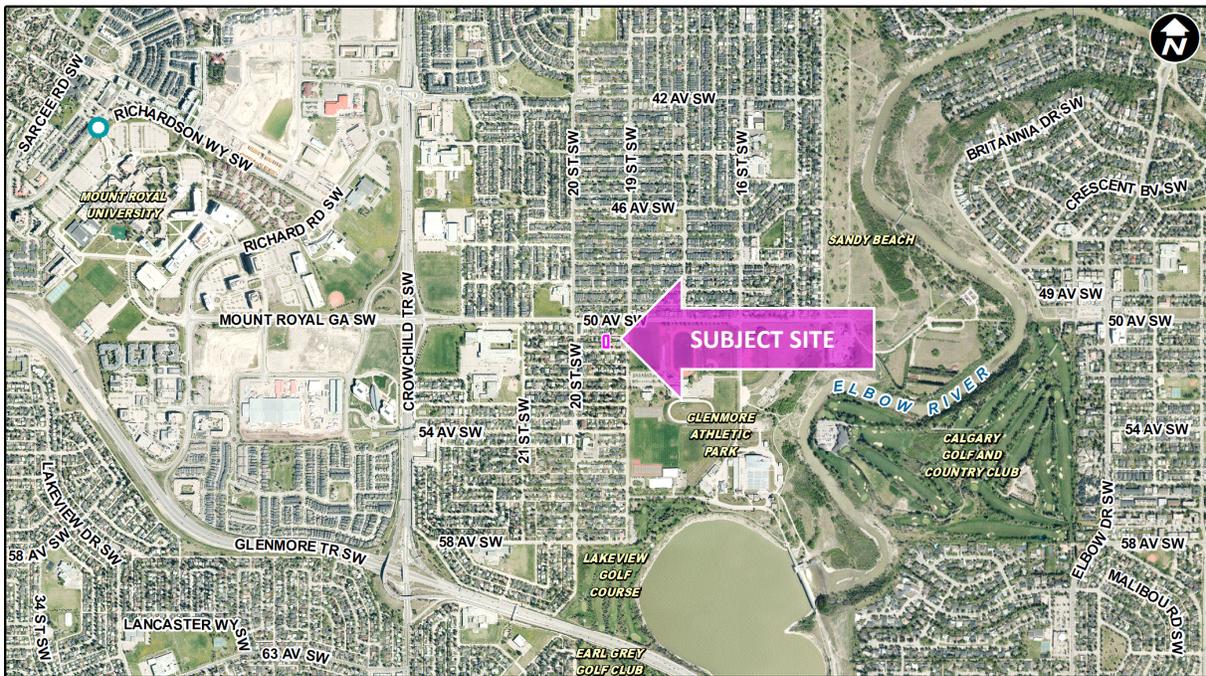
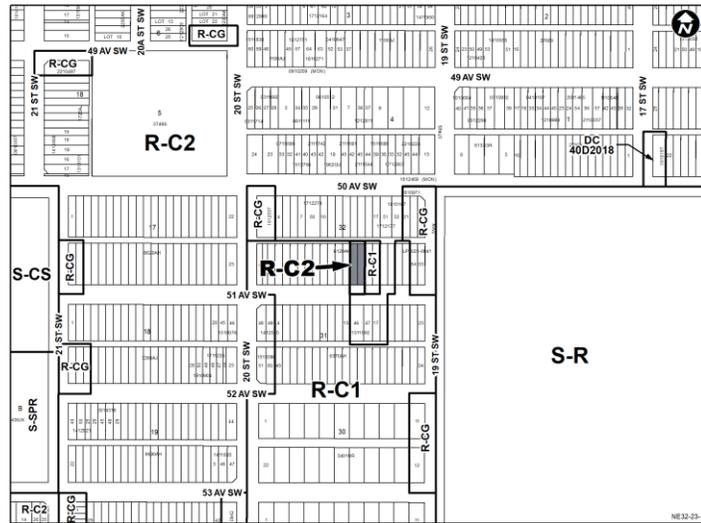
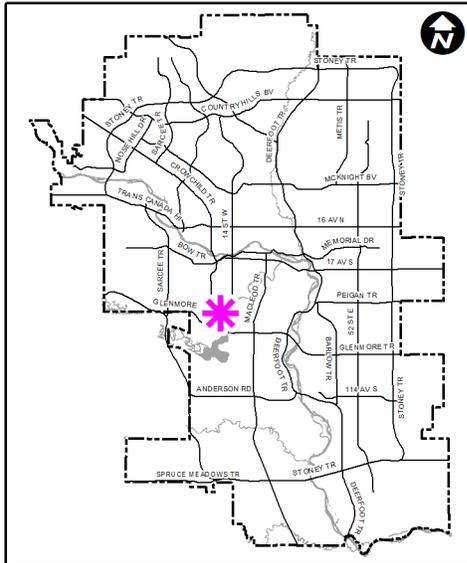
As identified below, the community of North Glenmore Park reached its peak population in 2019.

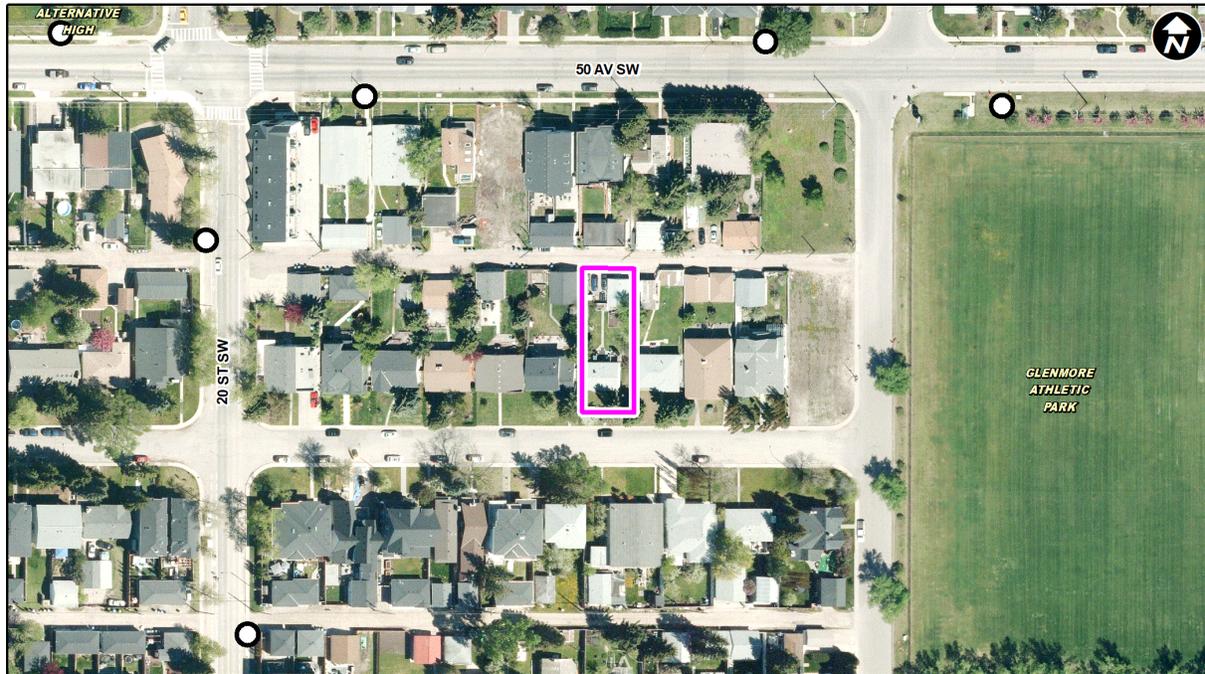
<b>North Glenmore Park</b>	
Peak Population Year	1970
Peak Population	3,776
2019 Current Population	2,391
Difference in Population (Number)	-1,385
Difference in Population (Percent)	-36.7 %

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-C2 District accommodates existing residential development and contextually sensitive redevelopment in the form of duplex dwellings, semi-detached dwellings, and single detached dwellings. The R-C2 District allows for a minimum lot width of 7.5 metres, a maximum building height of 10 metres, and a maximum of two dwelling units which may include secondary suites.

### Development and Site Design

If approved by Council, the rules of the proposed R-C2 District would provide guidance for the development of the site, including appropriate uses, building height and massing, landscaping, parcel coverage and parking.

### Transportation

Pedestrian access to the subject site is available from existing sidewalks along 51 Avenue SW, while vehicular access to the subject site is provided from the rear lane. The area is served by Calgary Transit with a Route 7 (Marda Loop) transit stop located on 20 Street SW approximately 170 metres (a two-minute walk) from the site and a Route 13 (Altadore) transit stop located on

50 Avenue SW approximately 280 metres (a three-minute walk) from the site. On-street parking is presently unrestricted adjacent to the subject site. All parking provisions will be further reviewed through a future development permit application.

### **Environmental Site Considerations**

There are no known environmental concerns associated with the proposal and/or site at this time. As such, no Environmental Site Assessment was required.

### **Utilities and Servicing**

Water, storm and sanitary deep utilities are available. Development servicing requirements will be determined at future Development Permit and Development Site Servicing Plan (DSSP) 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.

### **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 site is identified as Developed Residential – Inner City area as identified on Map 1: Urban Structure of the [Municipal Development Plan](#), which encourages redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit. It also intends to deliver small and incremental benefits to climate resilience. This proposal aligns with policy as it will effectively mirror the existing development rules for this parcel.

### **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