

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of North Glenmore Park, at the southeast corner of 51 Avenue SW and 21 Street SW. The site is approximately 0.06 hectares (0.14 acres) in size and is approximately 15 metres wide by 37 metres long. The site is currently developed with a single detached dwelling. Vehicular access is available from the rear lane.

Surrounding development to the north, east and south is primarily characterized by low density residential development in the form of single and semi-detached homes designated as Residential – Contextual One / Two Dwelling (R-C2) District. The parcels to the north across 51 Avenue SW and directly to the south are designated as Residential – Grade-Oriented Infill (R-CG) District. Across 21 Street SW to the west is Central Memorial High School and Lord Shaughnessy High School which are designated as Special Purpose — Community Service (S-CS) District.

Community Peak Population Table

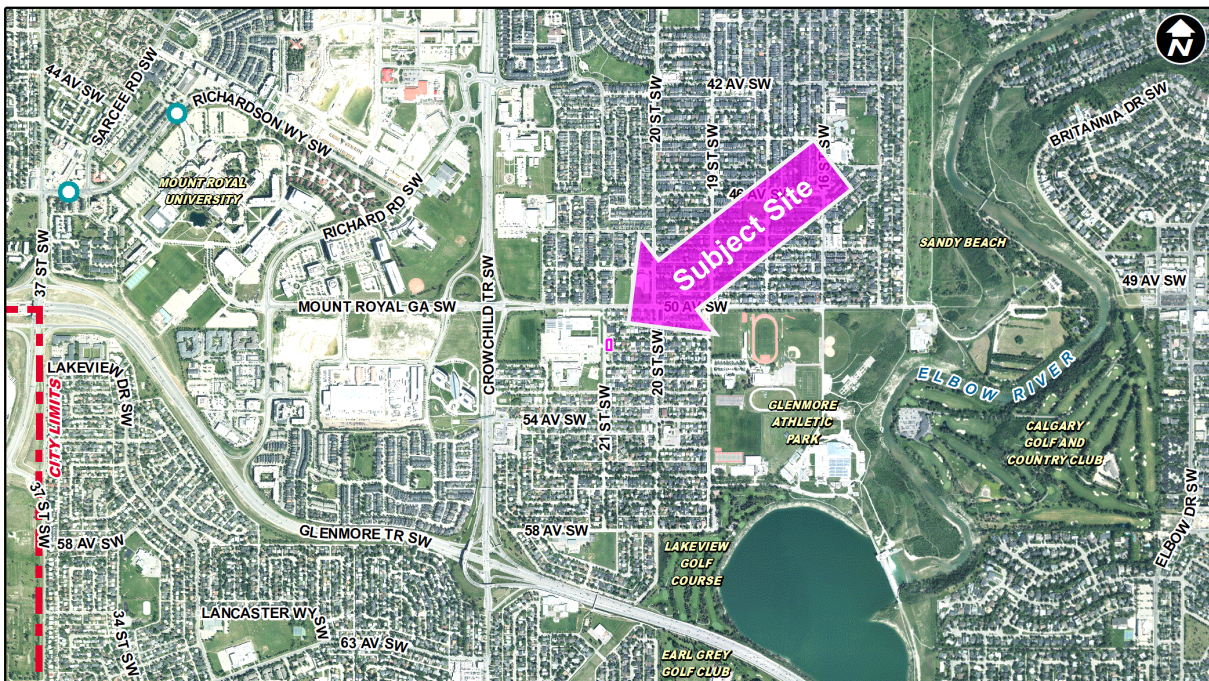
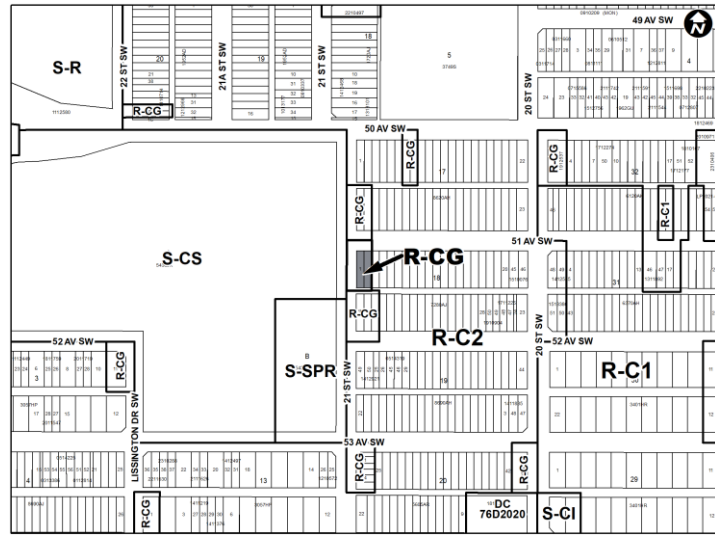
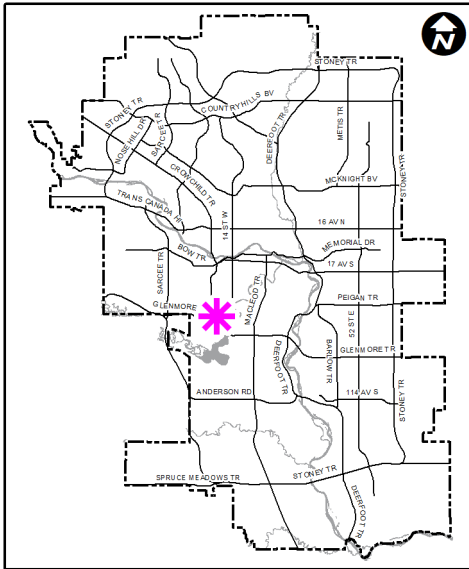
As identified below, the community of North Glenmore Park reached its peak population in 1970.

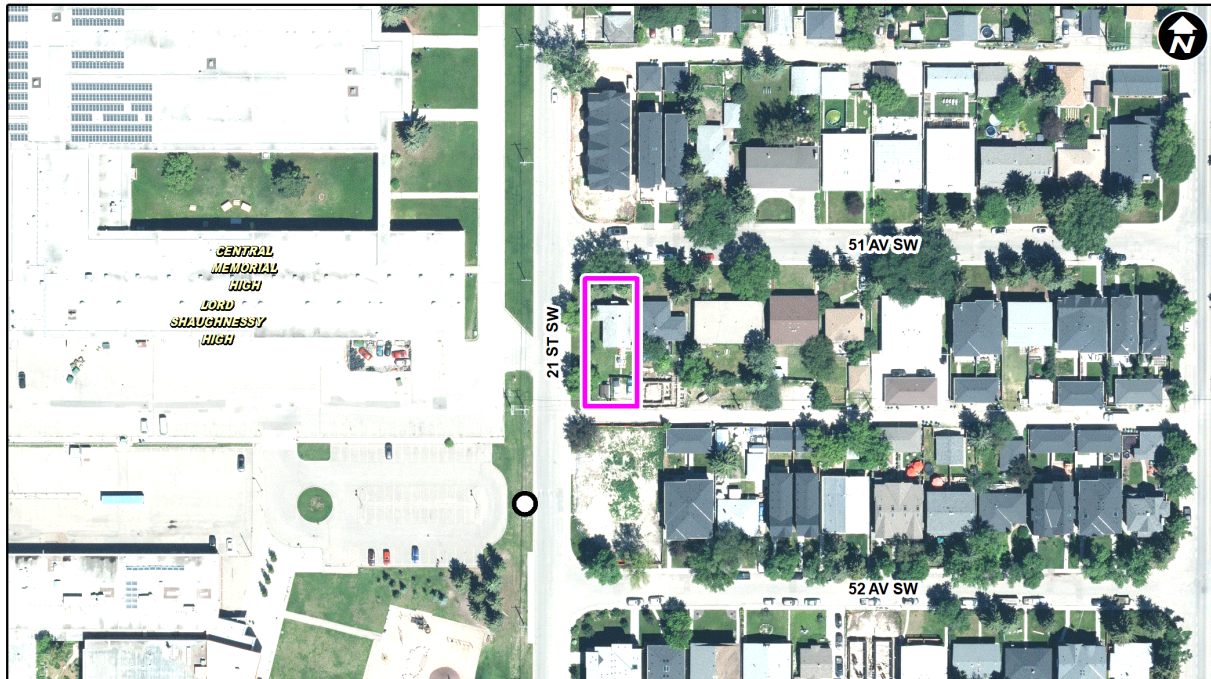
North Glenmore Park	
Peak Population Year	1970
Peak Population	3,776
2019 Current Population	2,391
Difference in Population (Number)	1,385
Difference in Population (Percent)	-36.68%

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 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, townhouses 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 parcel would require 0.5 parking stalls per dwelling unit and per secondary suite.

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 51 Avenue SW and 21 Street SW; and

- mitigating shadowing, overlooking and privacy concerns.

Transportation

Pedestrian access to the site is available from the adjacent sidewalks on 21 Street SW and 51 Avenue SW. The site is well-served by Calgary Transit. An eastbound transit stop for Route 13 (Altadore) on 50 Avenue SW is located 200 metres (a three-minute walk) from the site and a southbound transit stop for Route 7 (Marda Loop) on 20 Street SW is located 250 metres (a four-minute walk) from the site.

21 Street SW is a collector street and 51 Avenue SW is a residential street. The site is 100 metres south of the on-street bikeway route on 50 Avenue SW and 150 metres west of the bike lane route on 20 Street SW. The street segment of 51 Avenue SW fronting the site is included in the Residential Parking Program (permit zone II). Parking is not allowed on the street segment of 21 Street SW running along the parcel's west side.

Environmental Site Considerations

At this time, there are no known outstanding environmental concerns associated with the site and/or proposal.

Utilities and Servicing

Water and sanitary utilities exist adjacent to the site (within public road rights-of-way). Storm is not available to service the site. Servicing requirements will be determined at the time of development.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation aligns 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)

Administration's 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 Developed Residential – 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 established areas to make more efficient use of existing infrastructure, public amenities and transit and delivers small and incremental benefits to climate resilience.

Calgary Climate Strategy (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.

West Elbow Communities Local Area Planning Project

There is no existing local area policy for this site. Administration is currently working on the [West Elbow Communities local area planning project](#) which includes North Glenmore Park and surrounding communities. Planning applications are being accepted for processing during the local area planning process and are reviewed using existing legislation and Council approved policy.