

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of North Glenmore Park, at the southwest corner of 56 Avenue SW and 19 Street SW. The site is approximately 0.08 hectares (0.21 acres) in size and is approximately 23 metres wide by 37 metres deep. Vehicular access is available from the rear lane via two detached garages, one for each dwelling unit.

Surrounding development is primarily characterized by low density residential development in the form of single detached homes designated as Residential – Contextual One Dwelling (R-C1) District. Across 19 Street SW to the east is Glenmore Athletic Park and Lakeview Golf Course which are designated Special Purpose – Recreation (S-R) District. Along 55 Avenue SW to the north is St. James Catholic Church, which is designated Special Purpose – Community Institution (S-CI) District. Redesignation to the Residential – Grade Oriented Infill (R-CG) District has occurred on various corner parcels throughout the community of North Glenmore Park.

Community Peak Population Table

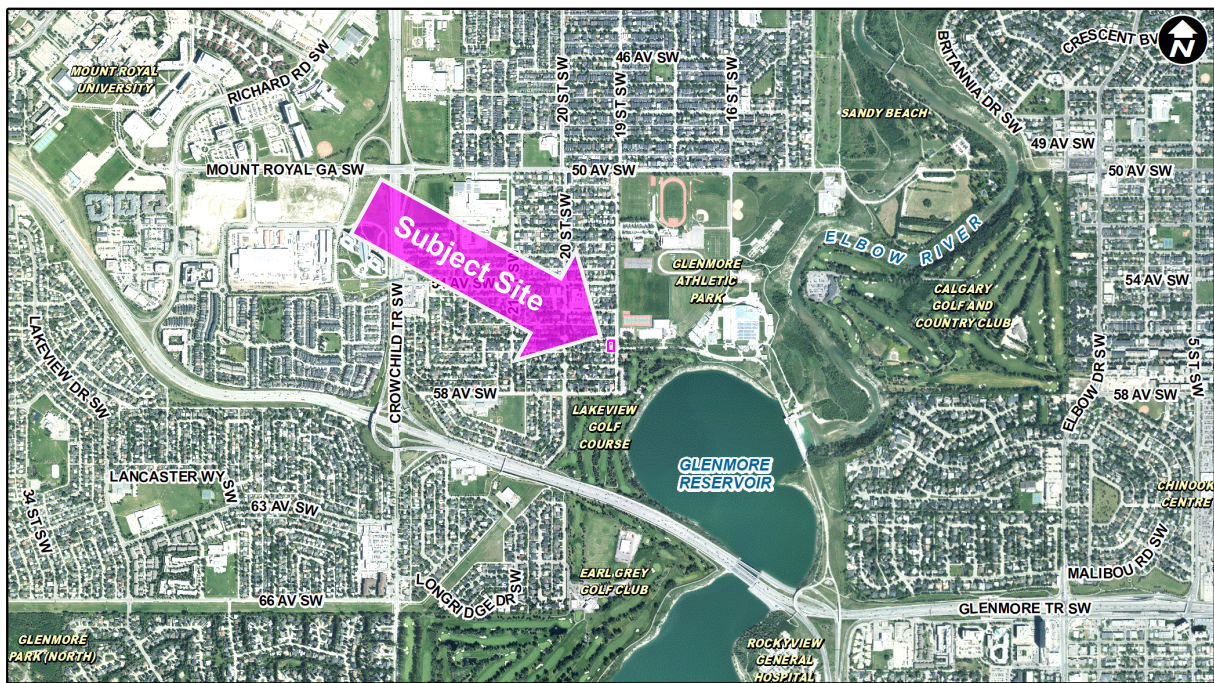
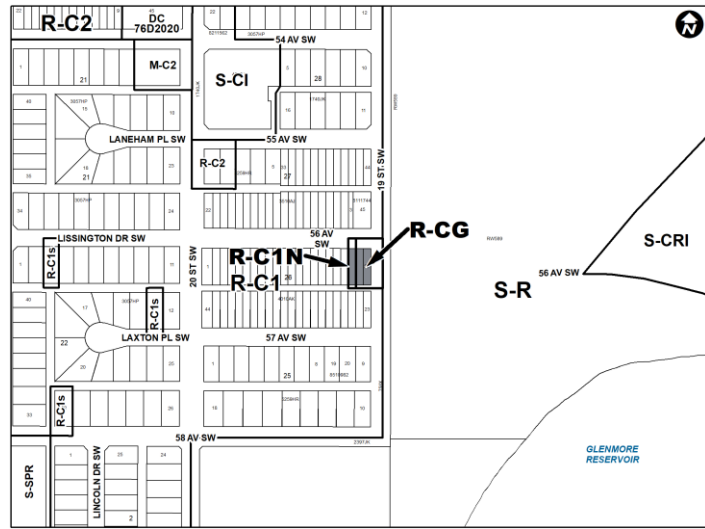
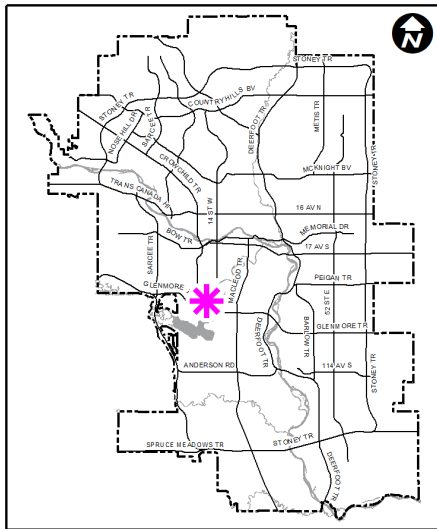
As identified below, the community of North Glenmore Park reached its peak population in 1970.

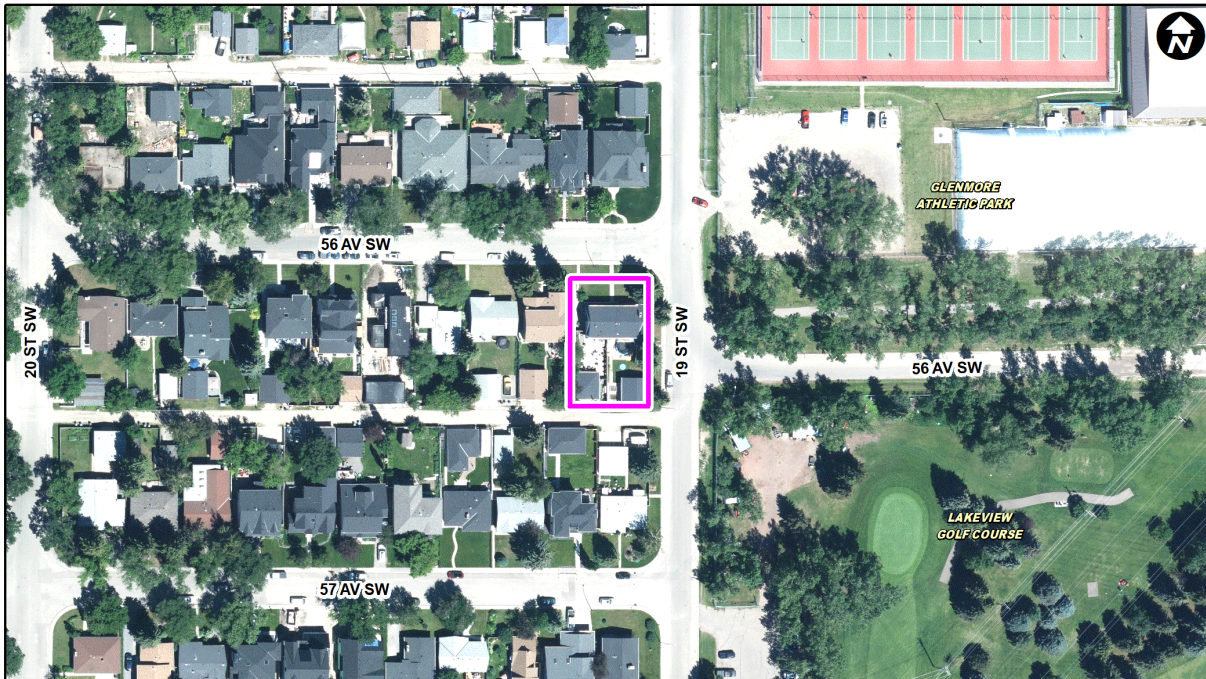
North Glenmore Park	
Peak Population Year	1970
Peak Population	3,776
2019 Current Population	2,391
Difference in Population (Number)	-1,385
Difference in Population (Percent)	-36.68%

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-C1 District is primarily for singled detached dwellings and secondary suites. The R-C1 District allows for a maximum building height of 10 meters and a maximum density of one dwelling unit. Secondary suites are a discretionary use within the R-C1 District. The subject site is currently developed with a semi-detached dwelling, constructed in 1969, which precedes Land Use Bylaws 1P2007 and 2P80; therefore, it is a non-conforming use.

The proposed Residential – Grade-Oriented Infill (R-CG) District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, townhouses and rowhouse buildings. The R-CG District has a maximum building height of 11 meters and a maximum density of 75 dwelling units per hectare. Based on the subject site parcel area, this would allow for up to four dwelling units. The minimum parcel width is 7.5 metres. The proposed parcel width is 15.24 metres.

Secondary suites (one backyard 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.

The proposed Residential – Contextual Narrow Parcel One Dwelling (R-C1N) District for the proposed west lot is intended to accommodate the same uses the R-C1 District on narrow or

small parcels. The minimum parcel width for the R-C1N District is 7.5 metres. The proposed parcel width is 7.62 metres.

Development and Site Design

The rules of the proposed R-C1N and R-CG Districts 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 56 Avenue SW and 19 Street SW; and
- mitigating shadowing, overlooking and privacy concerns.

Transportation

Pedestrian access to the site is available from the existing sidewalks on 56 Avenue SW and 19 Street SW. The site fronts the existing on-street bikeway on 19 Street SW and is adjacent to the North Glenmore pathway system. Both routes form part of the greater Always Available for All Ages and Abilities (5A) Network.

The subject site is well served by Calgary Transit. Transit stops for Route 7 (Marda Loop) on 54 Avenue SW and 20 Street SW are located 450 metres (an eight-minute walk) from the site. Additionally, bus stops for Route 304 (MAX Yellow) are located 1000 metres (a 17-minute walk) from the parcel.

At the Development Permit stage, the applicant will be responsible for widening the existing sidewalks to 1.5 metres as per the City's Design Guideline for Subdivision Servicing. Direct vehicular access to site will be from the lane. On-street parking is presently unrestricted along the street segments of 56 Avenue SW and 19 Street SW fronting the site. 56 Avenue SW and 19 Street SW are identified as residential streets.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary and storm (deep) utilities exist adjacent to the site within public road rights-of-way. 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 site is located within the Developed Residential – Inner City 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 incremental benefits to climate change.

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.