

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Glamorgan, at a corner site on Gloucester Crescent SW. The site is approximately 0.06 hectares (0.15 acres) in size and is approximately 17 metres wide and 37 metres deep. The site is currently developed with a single detached dwelling and a detached garage that is accessed from Gloucester Crescent SW. A rear lane exists adjacent to the site.

Surrounding development consists primarily of single detached homes that are designated with the Residential – Contextual One Dwelling (R-C1) District. There are several properties within close proximity to the site along 41 Avenue SW and 37 Street SW designated as Residential – Contextual One / Two Dwelling (R-C2) District.

The site is less than 250 meters (a four-minute walk) from Richmond Road SW and 37 Street SW. These streets are listed on the City of Calgary's Primary Transit Network, which includes Route 22 (Richmond Road SW) on Richmond Road SW, as well as MAX Teal (Westbrook/Douglas Glen) on 37 Street SW. Other notable amenities within similar walking distance include the Glamorgan Shopping Centre complex at the corner of Richmond Road SW and 37 Street SW, as well as the Glamorgan off-leash area and Grafton Park.

Community Peak Population Table

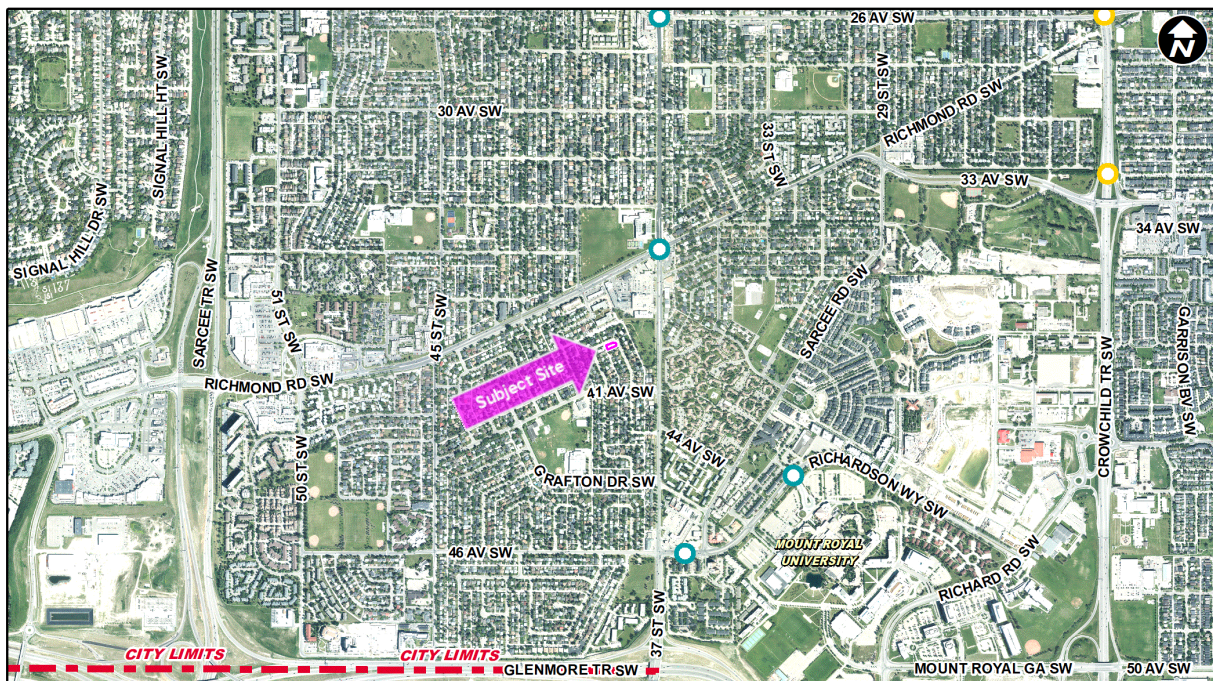
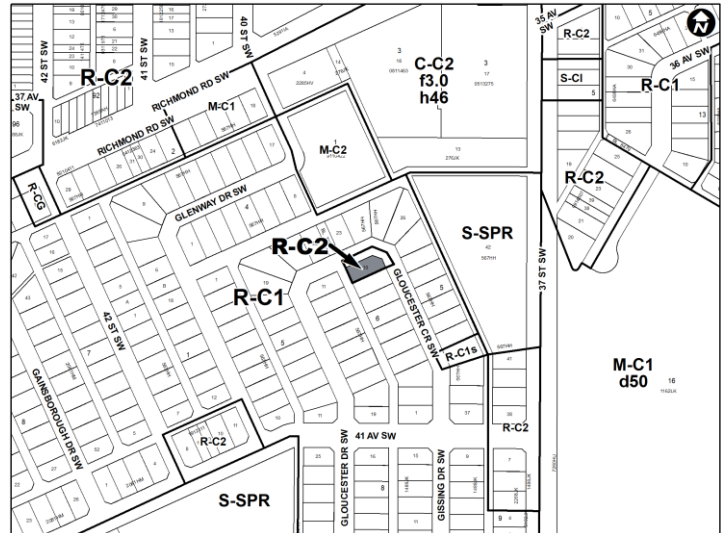
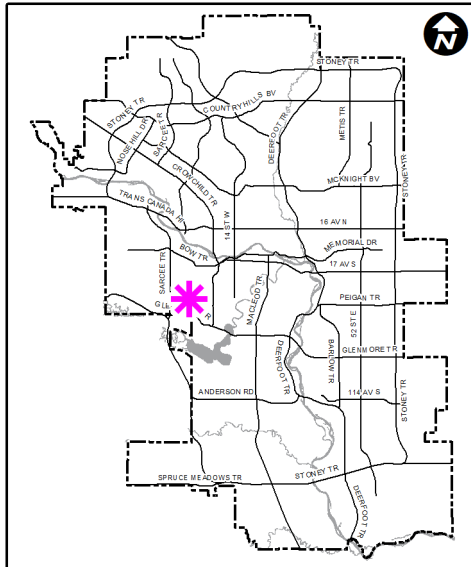
As identified below, the community of Glamorgan reached its peak population in 1982.

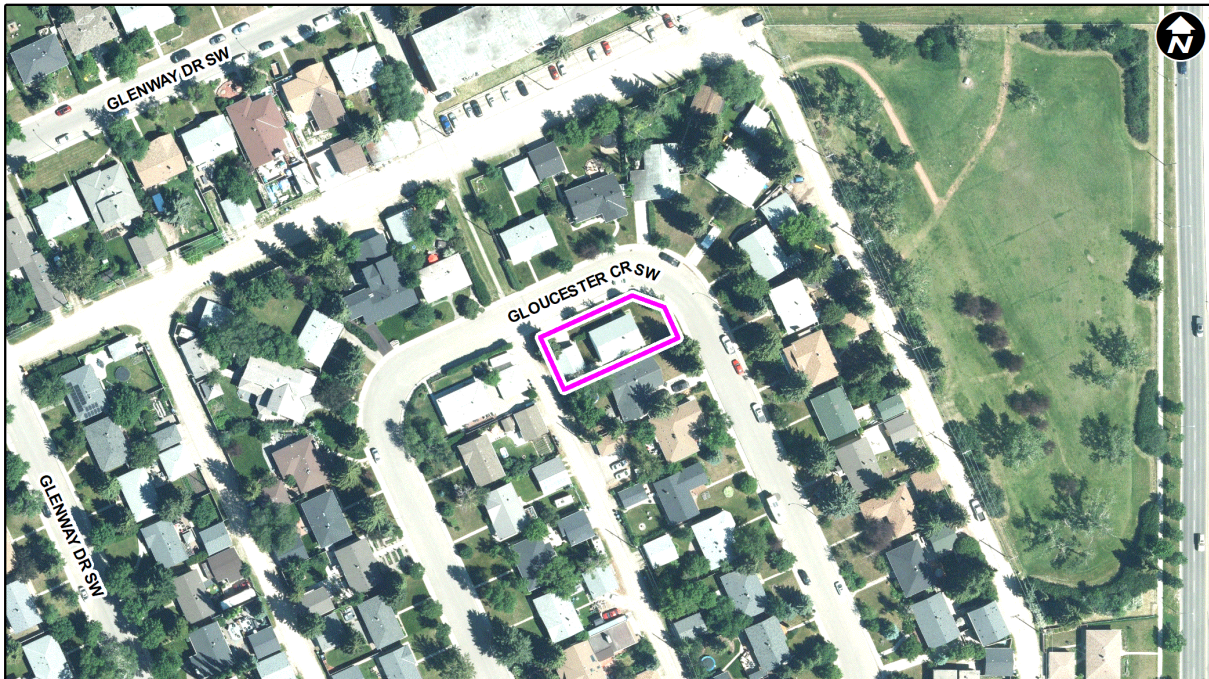
Glamorgan	
Peak Population Year	1982
Peak Population	7,258
2019 Current Population	6,522
Difference in Population (Number)	-736
Difference in Population (Percent)	-10.14%

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 intended to accommodate existing residential development and contextually sensitive redevelopment in the form of single detached dwellings, which may include secondary suites, in the developed area. The R-C1 District allows for a maximum building height of 10 metres and a maximum of one main residential building on a parcel. The minimum parcel width is 12 metres.

The proposed R-C2 District allows for semi-detached and duplex dwellings in addition to the uses already allowed on the site. The R-C2 District allows for a maximum building height of 10 metres. Based on the proposed district, up to two dwelling units may be constructed on the subject parcel.

Secondary suites (one backyard suite or one secondary suite per dwelling unit) are also allowed in the R-C2 District and do not count towards allowable density.

Development and Site Design

The regulations of the proposed R-C2 District would provide guidance for future redevelopment of the site, including appropriate uses, building height and massing, landscaping and parking.

Transportation

The corner site fronts onto Gloucester Crescent SW, a residential street. Direct pedestrian access to the site is available via existing sidewalks along Gloucester Crescent SW. Direct vehicular access to the site is currently situated off the north portion of the site onto Gloucester Crescent SW. Through future redevelopment, any vehicular access is expected to come from the lane, which would be accessed via both 41 Avenue SW and Gloucester Crescent SW. Unrestricted street parking is available around the perimeter of the site along Gloucester Crescent SW.

The subject site is well-served by Calgary Transit. Bus stops are located within 250 metres (a four-minute walk) to Route 22 (Richmond Road SW) on Richmond Road SW, as well as MAX Teal (Westbrook/Douglas Glen) on 37 Street SW. Both streets are listed on the City of Calgary's Primary Transit Network.

The subject parcel is located within 200 metres (a three-minute walk) from 37 Street SW, which forms part of the Always Available for All Ages and Abilities (5A) Network.

Environmental Site Considerations

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

Utilities and Servicing

Water and sanitary servicing is available to this site. No storm sewer is immediately available for tie-in. Further details for servicing and waste collection facilities will be reviewed at the development permit stage.

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 in the [Municipal Development Plan \(MDP\)](#). The applicable MDP policies encourage redevelopment and modest intensification of inner-city communities 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)

The applicant has indicated that they plan to pursue specific measures regarding electric vehicle and solar energy provisions as part of a future development permit, which will align with the

[Calgary Climate Strategy – Pathways to 2050](#) (“Zero Carbon Energy” and “Zero Emissions Vehicles” programs).