

Background and Planning Evaluation

Background and Site Context

The subject site, located in the southwest community of North Glenmore Park, is a midblock parcel along the south side of 54 Avenue SW between 21 Street SW and 20 Street SW. The site is approximately 0.06 hectares (0.14 acres) with dimensions of approximately 36 metres deep and 15 metres wide. The parcel is currently developed with a single detached dwelling and a detached garage with access to a rear lane.

Surrounding development is characterized primarily by single and semi detached dwellings on parcels designated as Residential – Contextual One Dwelling (R-C1) District and Residential – Contextual One / Two Dwelling (R-C2) District. There are also other low density residential and multi-residential housing forms in close proximity, including rowhouses with the Residential – Grade-Oriented Infill (R-CG) District and multi-residential developments with the Multi-Residential – Contextual Medium Profile (M-C2) District on the same block as the subject site.

The site is well-served by transit, with a bus stop for Route 7 (Marda Loop) directly adjacent to the parcel which provides access to Marda Loop and toward the Downtown Core. The parcel is also 400 metres (about a six-minute walk) from the MAX Teal (Westbrook/Douglas Glen) transit stops. The site is also close to amenities such as schools, commercial developments, recreation facilities, and various parks and open spaces, all within 400 metres (about a six-minute walk).

Community Peak Population Table

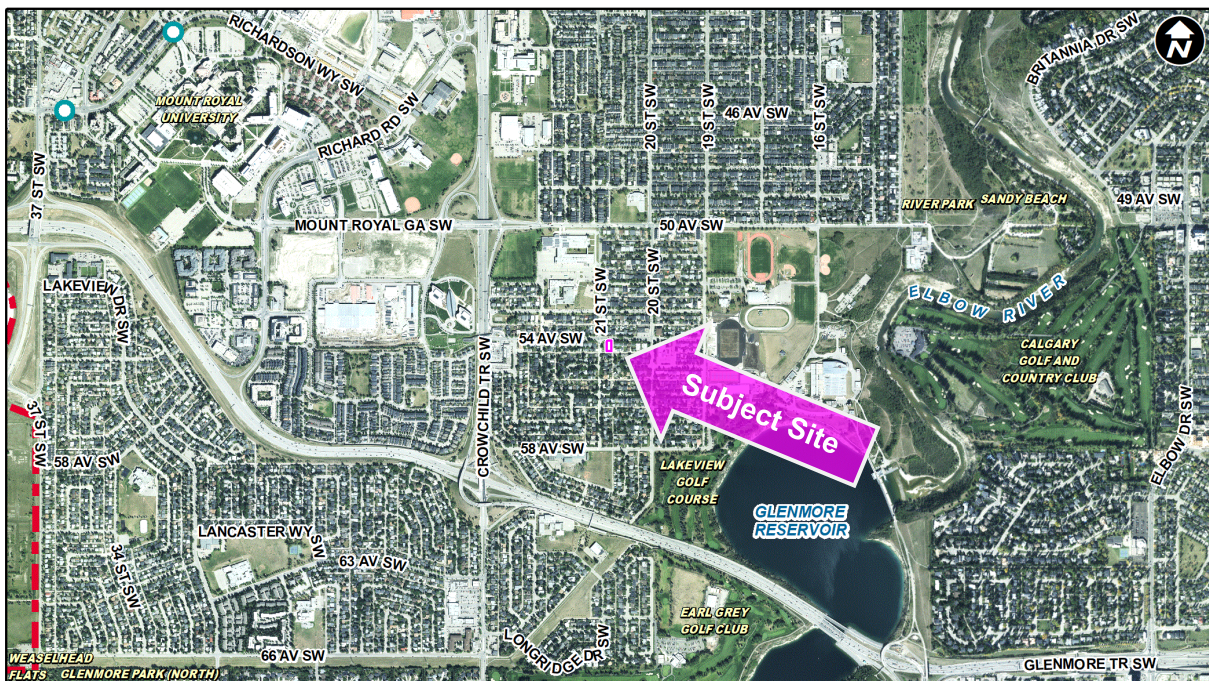
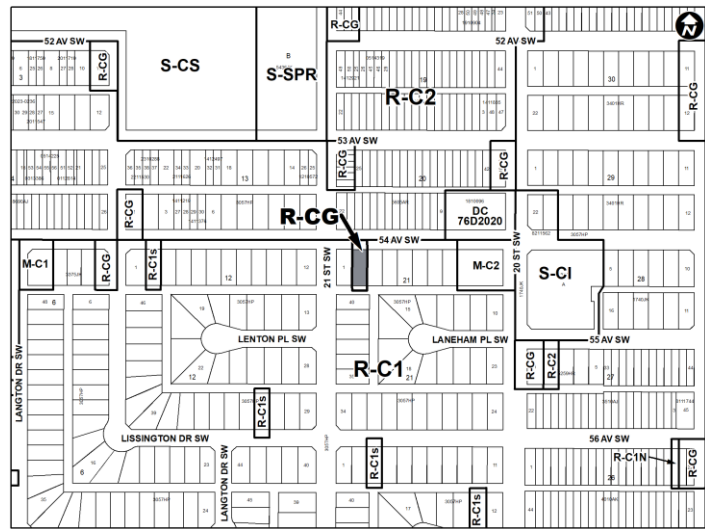
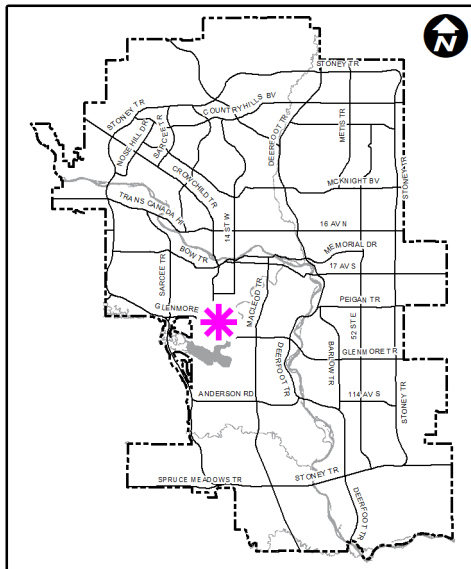
As identified below, the community of North Glenmore Park reached its peak population in 1970.

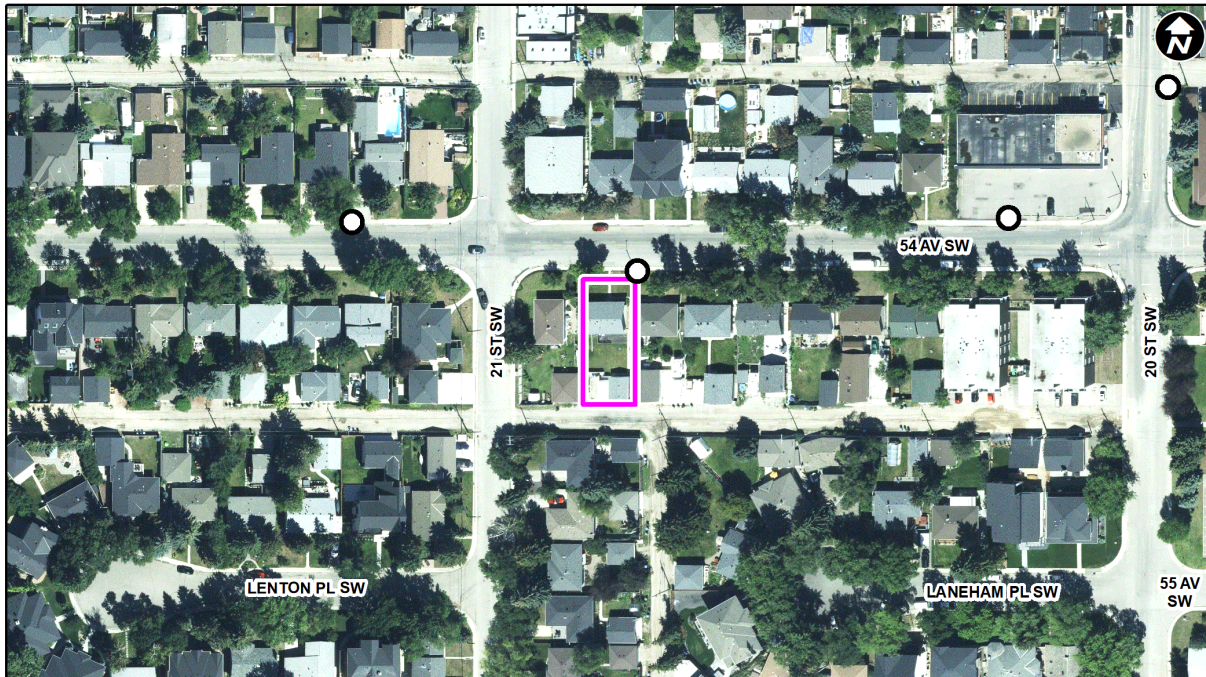
North Glenmore Park	
Peak Population Year	1970
Peak Population	3,776
2019 Current Population	2,391
Difference in Population (Number)	-1,385
Difference in Population (Percent)	-36.7%

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

On 2024 May 14, City Council approved Bylaw 21P2024 to redesignate multiple parcels city-wide, which will take effect on 2024 August 6. The subject site is included in the bylaw and will be redesignated to the R-CG District. The applicant has elected to proceed with this application for a decision at the July 16 Public Hearing in advance of 21P2024 taking effect on August 6.

Planning Evaluation

Land Use

The existing R-C1 District is primarily for single detached, secondary suites and backyard suites. The R-C1 District allows for a maximum building height of 10 metres and a maximum of one dwelling unit. Secondary suites are a discretionary use within the R-C1 District.

The proposed R-CG District allows for a range of low-density ground-oriented 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 midblock site, additional items that will be considered through the development permit process include, but are not limited to:

- ensuring an engaging interface with 54 Avenue SW; and
- mitigating shadowing, overlook and privacy concerns.

Transportation

Pedestrian access to the site is through the sidewalk on 54 Avenue SW which is a collector street. Calgary Transit has a number of transit stops near the site including one for Route 7 (Marda Loop) directly adjacent to the parcel along 54 Avenue SW in the eastbound direction. Additionally, the parcel is located approximately 400 metres (six-minute walk) west from the MAX Teal (Westbrook/Douglas Glen) transit stops on Crowchild Trail SW. The site is 160 metres (two-minute walk) east of the 20 Street SW designated bike route and 400 metres (six-minute walk) south of the 50 Avenue SW designated bike route. On-street parking is currently unrestricted on this segment of 54 Avenue SW.

Environmental Site Considerations

No environmental concerns were noted for this site.

Utilities and Servicing

Water, storm and sanitary sewers are available to service this site.

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 identified as Developed Residential - Established Residential area in Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of established communities to make more efficient use of existing infrastructure, public amenities and transit, and delivers small and incremental benefits to climate resilience. The proposed redesignation to the R-CG District aligns with the relevant MDP policies.

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 stage.

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.