

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of North Glenmore Park and is a mid-block parcel located on 134 Lissington Drive SW, south of 54 Avenue SW. The parcel is approximately 0.06 hectares (0.14 acres) in size and is approximately 17 metres wide and 36 metres deep. The parcel is currently developed with a single detached dwelling and a garage at the rear with access to a lane.

The subject site is currently designated Residential – Contextual One Dwelling (R-C1) District and is surrounded by predominantly single detached dwellings designated R-C1 District with a pair of sites along 54 Avenue SW that are designated as Residential – Grade Oriented Infill (R-CG) District. In addition, the blocks north of 54 avenue SW are designated as Residential – Contextual One / Two Dwelling (R-C2) District.

The subject site is within 100 metres of 54 Avenue SW, which provides access to Crowchild Trail and Glenmore Athletic Park to the east which is designated Special Purpose – Recreation (S-R) District.

Community Peak Population Table

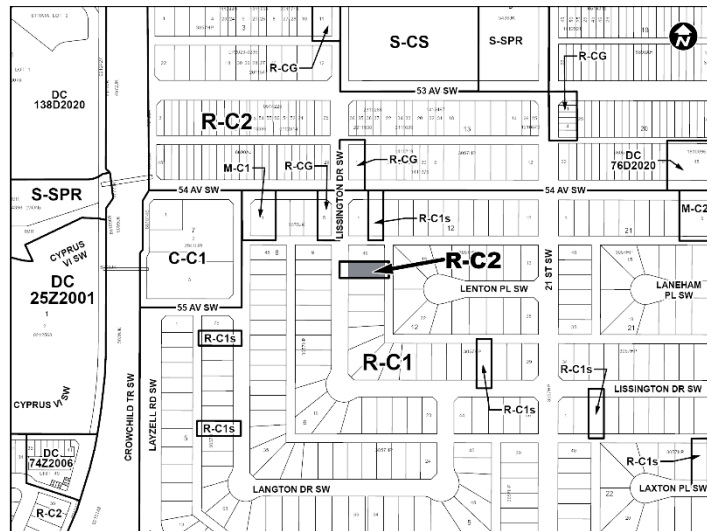
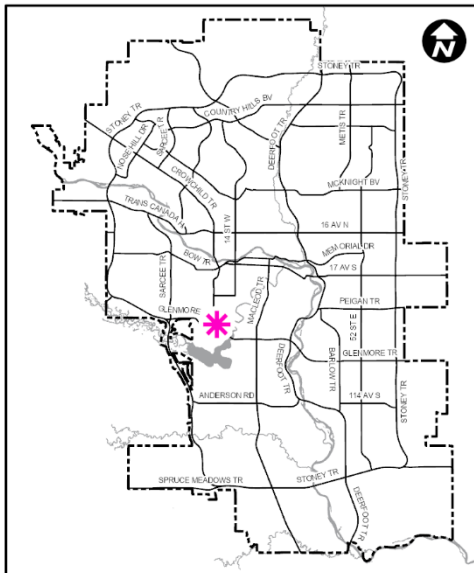
As identified below, the community of North Glenmore Park reached its peak population in 1970.

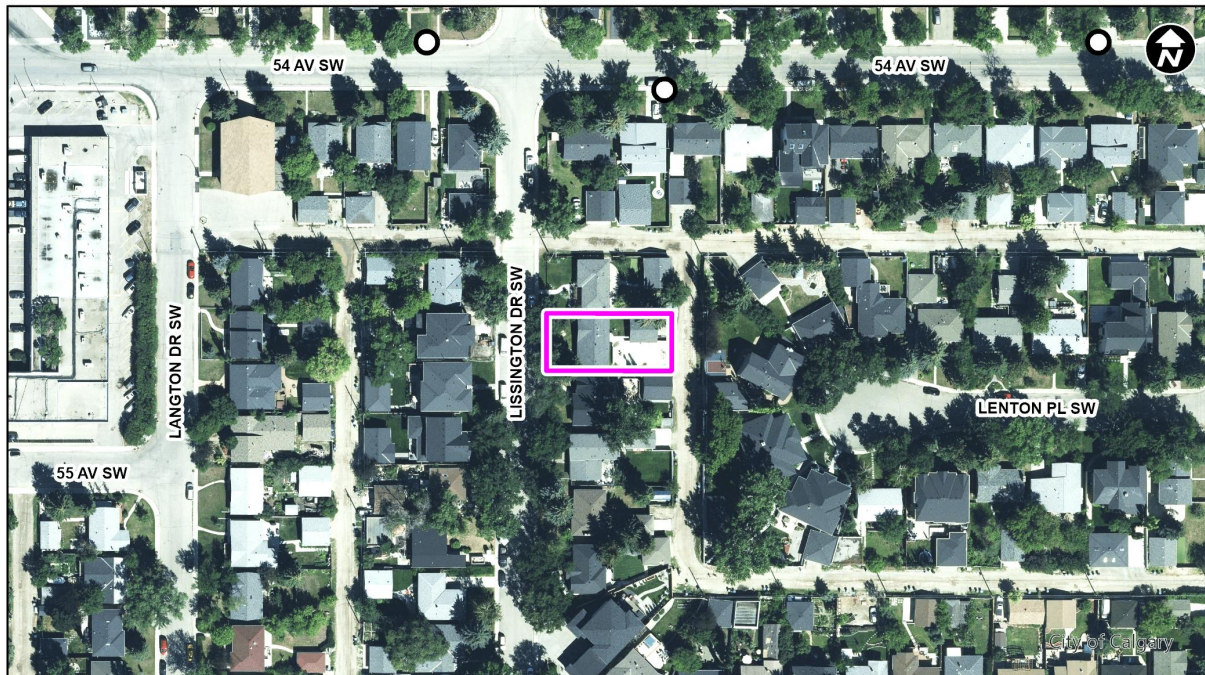
North Glenmore Park	
Peak Population Year	1970
Peak Population	3,776
2019 Current Population	2,391
Difference in Population (Number)	- 1,385
Difference in Population (Percent)	- 36.7%

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-C2 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 a low-density residential designation that is applied to developed areas and is primarily for single detached dwellings that may include a secondary suite or backyard suite. The R-C1 District allows for a maximum building height of 10 metres and a maximum density of one dwelling unit. Secondary suites and backyard suites are discretionary uses within the R-C1 District.

The proposed R-C2 District is a low-density residential designation that is applied to developed areas and is primarily for single detached dwellings, semi-detached dwellings and duplex dwellings. The proposed district allows for a maximum building height of 10 metres and a maximum of two dwelling units. Secondary suites are permitted uses while backyard suites are discretionary uses in the R-C2 District. Neither uses count towards the allowable density of the site.

Development and Site Design

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

Transportation

Pedestrian access to the site is through the sidewalk on Lissington Drive SW which is a residential street.

Calgary Transit has a number of transit stops near the site including one for Route 7 (Marda Loop) along 54 Avenue SW which is 150 metres north (two-minute walk) of this parcel. Additionally, the parcel is located approximately 300 metres (five-minute walk) east from the MAX Teal (Westbrook / Douglas Glen) transit stops on Crowchild Trail SW.

The site is 100 metres south of the 54 Avenue SW designated bike route. On-street parking is currently unrestricted on this segment of Lissington Drive SW.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water and sanitary sewer mains are available to service the subject site. Details of site servicing, as well as appropriate stormwater management will be considered and reviewed as part of the development permit review 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 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 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.