

**Land Use Amendment in North Glenmore Park (Ward 11) at 5315 - 19 Street SW
LOC2018-0057**

Site Context

The subject site is located in the community of North Glenmore Park, on the northwest corner of 53 Avenue and 19 Street SW. Surrounding development is characterized by low-density residential development in the form of single-detached housing, with the predominate land use of Residential – Contextual One Dwelling (R-C1) District in the near vicinity. Glenmore Athletic Park is located directly across 19 Street SW.

The site is approximately 0.06 hectares in size with approximate dimensions of 16.0 metres wide by 36.0 metres deep. A rear lane exists to the north of the site. The site is currently developed with a one storey, single-detached dwelling, with access to a rear yard garage via 19 Street SW.

As identified in *Figure 1*, the community of North Glenmore Park reached its peak population in 1970 with 3,776 residents. The current population for the community is 2,396, a decline of 1,380 residents from peak population.

Figure 1: Community Peak Population

North Glenmore Park	
Peak Population Year	1970
Peak Population	3,776
2017 Current Population	2,396
Difference in Population (Number)	1,380
Difference in Population (Percent)	-37%

Source: The City of Calgary 2017 Civic Census

Additional demographic and socio-economic information can be obtained online through the North Glenmore Park community profile.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposal represents a modest density increase of an established area parcel of land and allows for development that will be compatible with the low-density residential character of the existing neighbourhood.

Application Review

The applicant submitted a land use redesignation and associated development permit application on 2018 March 12 and 2018 May 10 respectively. The development permit (DP2018-2259) is for a permitted use Rowhouse Building. ~~The permit has been reviewed by Administration, and Administration is ready to recommend approval of the development permit, pending Council's approval of the land use.~~ This permit is still under review by Administration.

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