

Background and Planning Evaluation

Background and Site Context

The subject site is a midblock parcel in the community of Glenbrook near the intersection of 43 Street SW and 28 Avenue SW. It is currently developed with a single detached dwelling and a rear detached garage with rear lane access. The site is approximately 0.06 hectares in size and approximately 15 metres wide by 36 metres long.

The surrounding land uses are primarily Residential – Contextual One Dwelling (R-C1) District and Residential – Contextual One / Two Dwelling (R-C2) District developed with a mix of single and semi-detached homes.

No development permit application has been submitted at this time, however, as noted in the Applicant's Submission (Attachment 2), the intent is to pursue a development permit application for a semi-detached dwelling in the future.

Community Peak Population Table

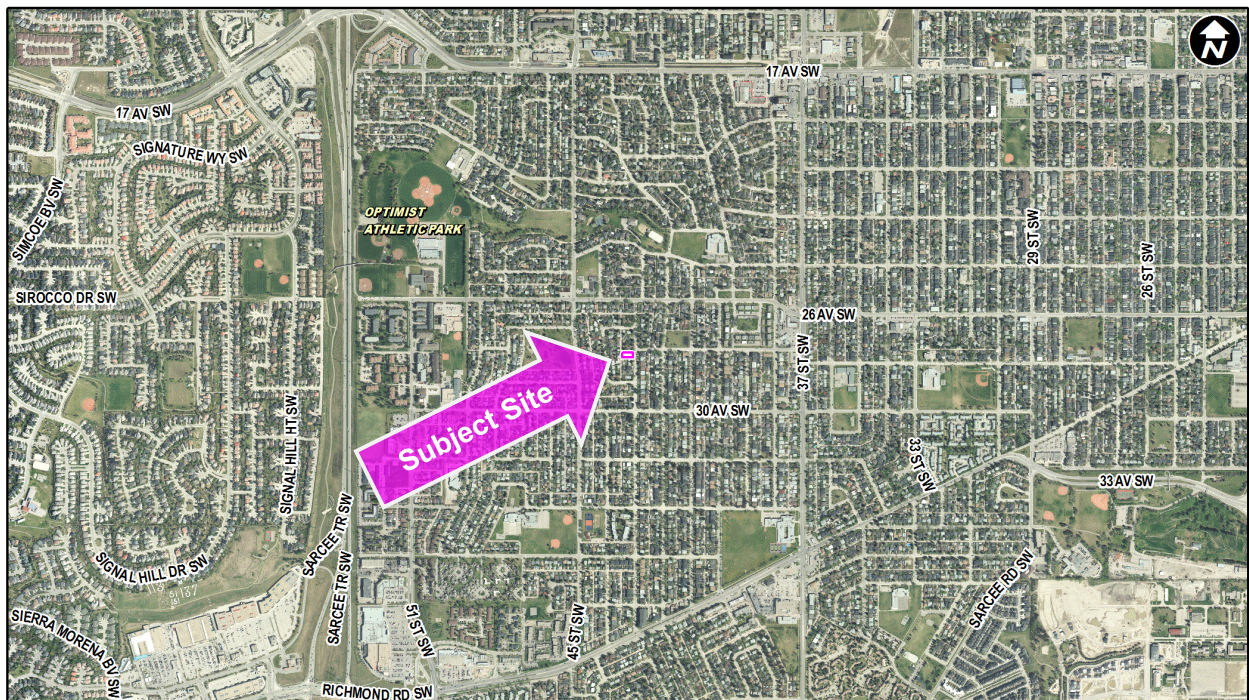
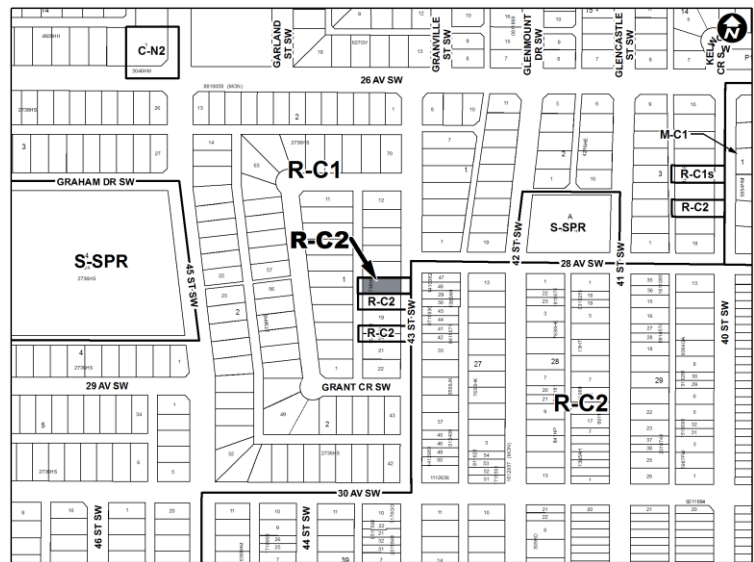
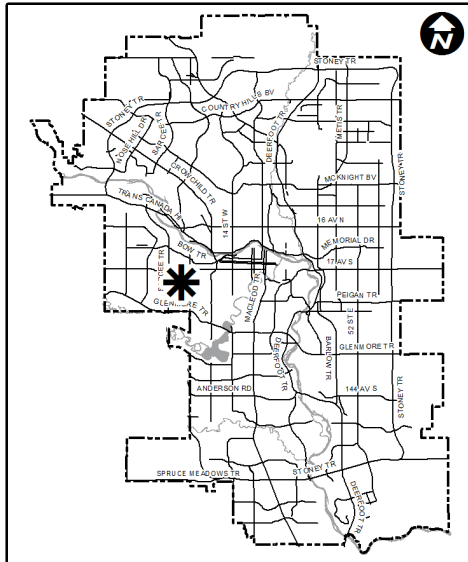
As identified below, the community of Glenbrook reached its peak population in 1982, and the population has decreased.

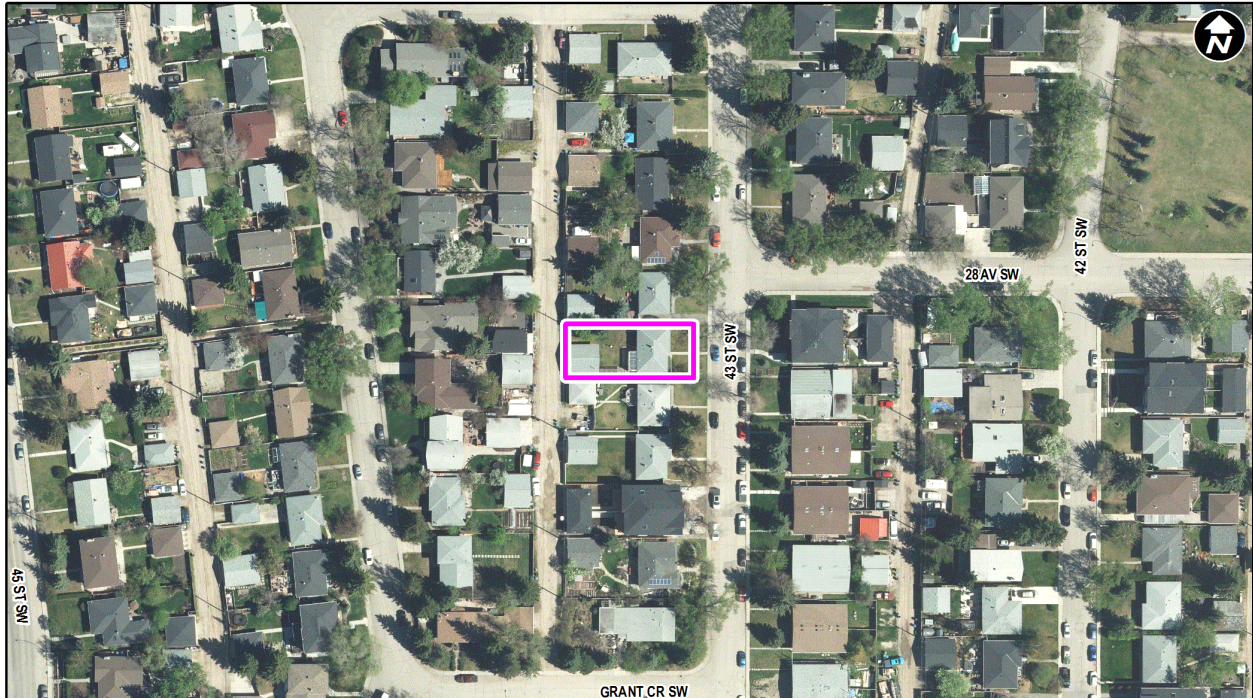
Glenbrook	
Peak Population Year	1982
Peak Population	7,674
2019 Current Population	7,442
Difference in Population (Number)	-232
Difference in Population (Percent)	-3.02%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Glenbrook community profile](#).

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-C1 District is a residential designation applied to developed areas that accommodates for single detached homes. The R-C1 District allows for a maximum building height of 10 metres and a maximum of one dwelling unit.

The proposed R-C2 District allows for a slightly wider range of low-density housing forms such as single detached, semi-detached, duplex dwellings, and secondary suites. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units.

Development and Site Design

The rules of the proposed R-C2 District will provide guidance for future site development including appropriate uses, building height, landscaping and parking. Given the specific context of this site, additional items that will be considered through the development permit process include, but are not limited to, the mitigation of shadowing, overlooking, and privacy concerns.

Transportation

A Transportation Impact Assessment was not required as part of this application. Pedestrian and vehicular access to the site is available from 43 Street SW, 28 Avenue SW and the rear lane.

The subject site is approximately 310 metres (a three minute walk) from eastbound and westbound Route 6 bus stops. The westbound route provides service through Killarney, South

Calgary, Mount Royal, and then into the Downtown core, with access to LRT routes. The eastbound route provides service through Glenbrook, Signal Hill, and on to a bus loop at Westhills Shopping Centre with access to other bus routes. The site is also approximately 750 metres (a 10 minute walk) from northbound and southbound Max Teal BRT stops (Primary Transit). The northbound route provides service to the Westbrook LRT Station. The southbound route provides service through Mount Royal University bus loop, the Heritage bus loop, Quarry Park, and on to the Douglas Glen bus loop.

The subject site is within Residential Parking zone “GBK”, and there are currently no on street parking restrictions.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water and sanitary mains are available and can accommodate potential redevelopment of the subject site without the need for off-site improvements at this time. Details of site servicing, as well as appropriate stormwater management will be considered and reviewed as part of a development permit.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned 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.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Interim Growth Plan](#) (IGP). The proposed land use amendment builds on the principles of the IGP by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Residential - Developed - 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 established communities to make more efficient use of existing infrastructure, public amenities and transit, and delivers small and incremental benefits to climate resilience. Such redevelopment is intended to occur in a form and nature that respects the scale and character of the neighbourhood context. The proposal is in keeping with relevant MDP policies as the R-C2 District provides for a modest increase in density in a form that is sensitive to existing residential development in terms of height, scale and massing.

Climate Resilience Strategy (2018)

Administration has reviewed this application in relation to the objectives of the [Climate Resilience Strategy](#) programs and actions. The applicant has proposed the following four climate resilience measures in a future development permit application:

- the future building to be LEED certified (supports Program 1: Energy Performance Standards in New and Existing Buildings);

- the option for future purchasers to have solar panels installed on the roof that supports Program 3: Renewable and Low-Carbon Energy Systems;
- the installation of an electric-vehicle-ready wiring/conduit in line with the actions set out in Program 4: Electric and Low-Emissions Vehicles; and
- low-impact development (LID) measures such as the use of permeable pavement and a green roof that supports Program 9: Green Spaces and Natural Areas to Support Mitigation.

Westbrook Communities Local Growth Planning Project

There is no existing local area policy affecting this site. Administration is currently working on the *Westbrook Communities Local Area Plan* (LAP) which includes Glenbrook and surrounding communities. Planning applications are being accepted for processing during the local growth plan process. The *Westbrook LAP* is anticipated to be finalized within 2021.