

Background and Planning Evaluation

Background and Site Context

This land use amendment application was submitted by Horizon Land Surveys on behalf of the landowners, Bajram Aliko and Mammoth Resources Inc, on 2020 August 10. As indicated in the Applicant Submission (Attachment 2), the applicant intends to pursue up to 10 units on the site in the future. No development permit application has been submitted at this time.

The 0.14-hectare corner site, which consists of two parcels in the community of Glenbrook, is at the intersection of 39 Street SW and 32 Avenue SW. The site is approximately 38 metres wide by 37 metres long. Each parcel is currently developed with a single detached dwelling. The southern parcel has an attached garage and is accessed via the driveway fronting 39 Street SW. The northern parcel has a parking pad in the front as well as a rear detached garage accessed by the rear lane. Both parcels have rear lane access. The surrounding land uses are R-C2 with a mix of bungalows and two storey homes.

Community Peak Population Table

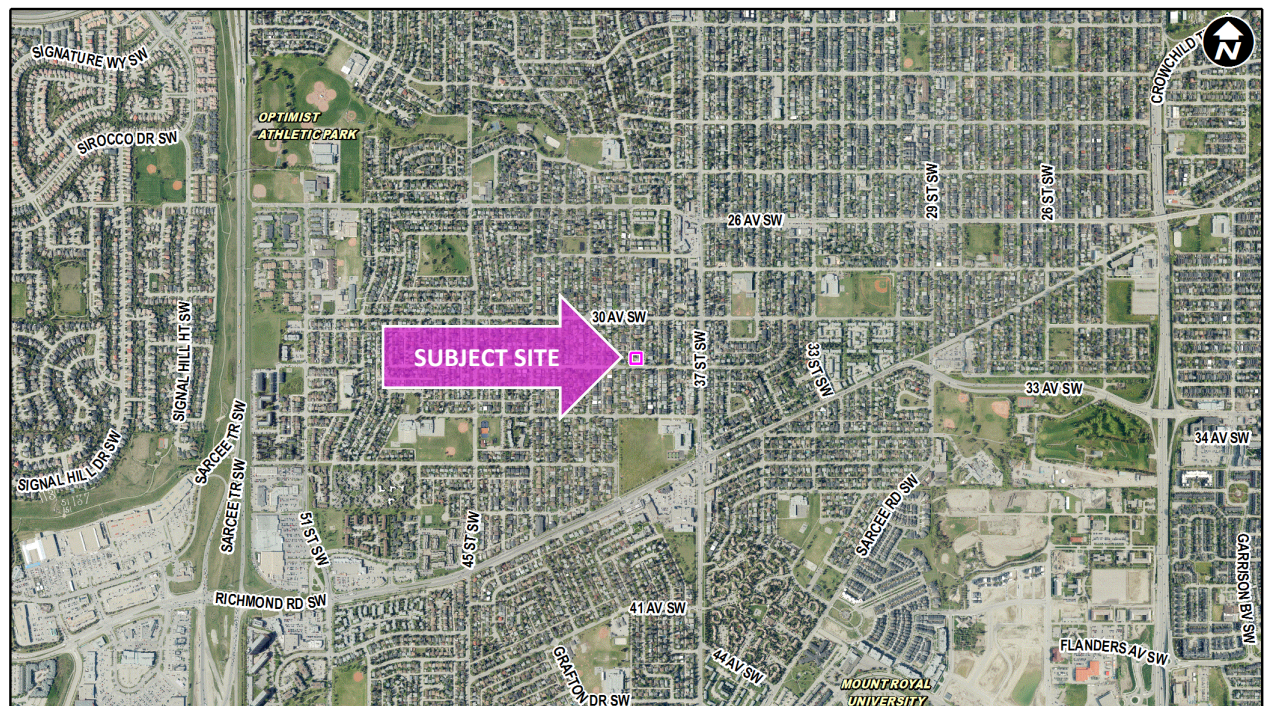
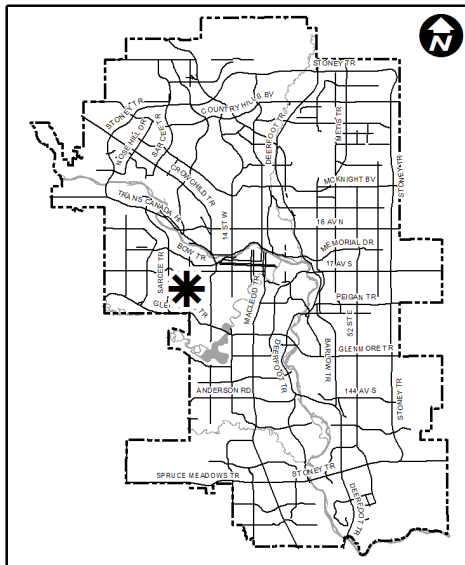
As identified the figure below, Glenbrook has experienced a slight population decline from its peak in 1982.

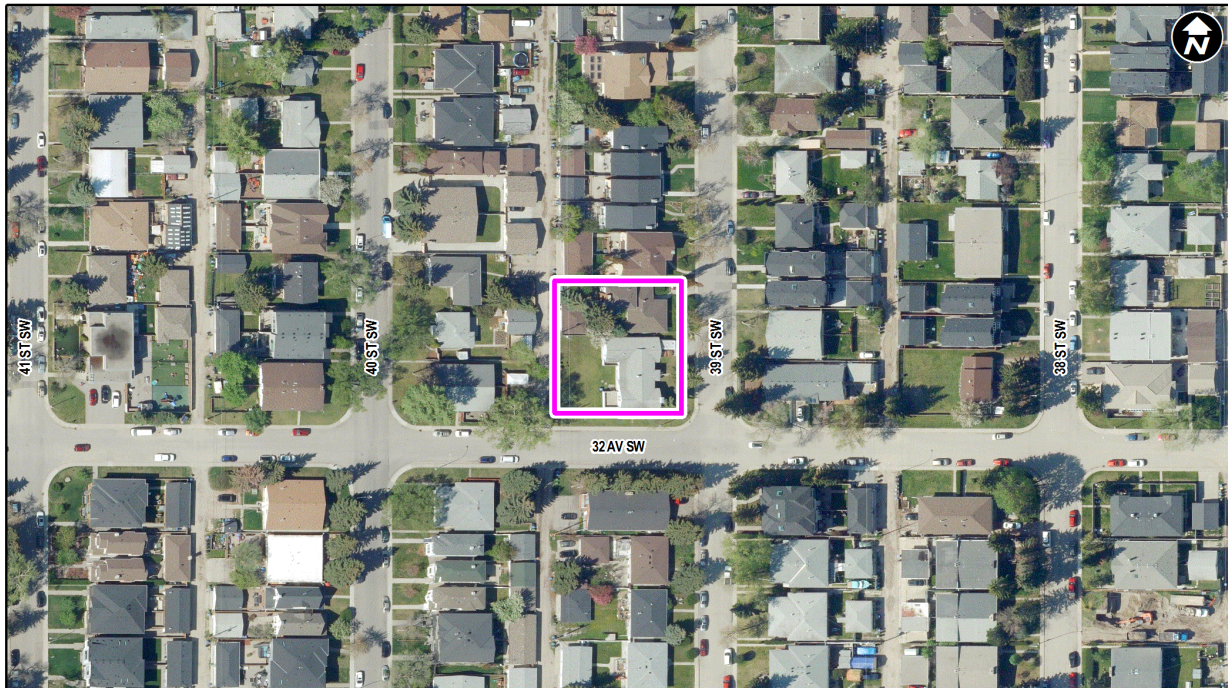
Glenbrook	
Peak Population Year	1982
Peak Population	7,674
2019 Current Population	7,442
Difference in Population (Number)	-232
Difference in Population (Percent)	-3.0%

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-C2 District is a residential designation applied to developed areas that is primarily for single detached, semi-detached and duplex homes. The R-C2 District allows for a maximum building height of 10 metres and a maximum of two dwelling units.

The proposed R-CG District allows for two to three-storey (11 metres maximum height) rowhouse developments where one façade of each dwelling unit must directly face a public street. The R-CG District has a maximum density of 75 units per hectare, which would allow for up to 10 dwelling units on this site.

Development and Site Design

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

- number of dwelling units;
- ensuring an engaging built interface along both the 32 Avenue SW and 39 Street SW frontages;
- improving pedestrian connections along 39 Street SW by ensuring vehicle access to the site is off the lane; and
- mitigation of shadowing, overlooking, and privacy concerns.

Transportation

A Transportation Impact Assessment was not required as part of this application. Pedestrian access to the site is available from existing sidewalks along 39 Street SW and 32 Avenue SW. Street parking is also available on both 39 Street SW and 32 Avenue SW. At the time of development, future direct vehicular access is to be directed to the lane only and the existing curb cut and driveway access along 39 Street SW will be required to be removed and rehabilitated.

The site is serviced by Calgary Transit with bus stops located approximately 365 metres away on 30 Avenue SW and 37 Street SW (north and south bound). The nearest primary transit stop (MAX Teal) is on 37 Street SW at Richmond Road SW, approximately 550 metres away.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary, and storm 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.

Bylaws, Regulations, Council Policies

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. 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-CG 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)

The [Climate Resilience Strategy](#) identifies actions and programs that will reduce Calgary's greenhouse gas emissions and manage climate risks. This application has identified three specific measures that align with the Climate Resilience Strategy that the applicant intends on implementing as part of a future development permit application. These measures include:

- LEED 4v Silver certification;
- The option for future unit purchasers to have solar panels installed on the roof (supports Program 3: Renewable and Low-Carbon Energy Systems); and
- Pre-installed electric vehicle charging stations for all units (supports Program 4: Electric and Low Emissions Vehicles).

Further opportunities to align future development on this site with applicable climate resilience strategies may be explored and/or implemented at the development permit and building permit stages.

Westbrook Communities Local Area 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 the Glenbrook community 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.

Glamorgan-Glenbrook Design Brief (Non-Statutory – 1971)

The site is subject to the *Glamorgan-Glenbrook Design Brief*. The Design Brief was approved by Council in 1971, and subsequently revised in 1977. The Design Brief shows the site as Low-Density Residential. No amendment to the *Glamorgan-Glenbrook Design Brief* is required.