

# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the community of Glenbrook, at the northwest corner of 38 Street SW and 30 Avenue SW. The site is approximately 0.06 hectares in size and is approximately 15 metres wide by 36 metres long. The site currently consists of a single detached dwelling fronting onto 38 Street SW and a detached garage with access from 30 Avenue SW. The property is relatively flat with no distinct change in grade.

Surrounding lands are mainly designated as R-C2 District, developed with a mix of single and semi-detached dwellings. A place of worship is located directly to the east across 38 Street SW. There are several primary and secondary schools located within a 1.6 kilometre radius of the subject property.

## Community Peak Population Table

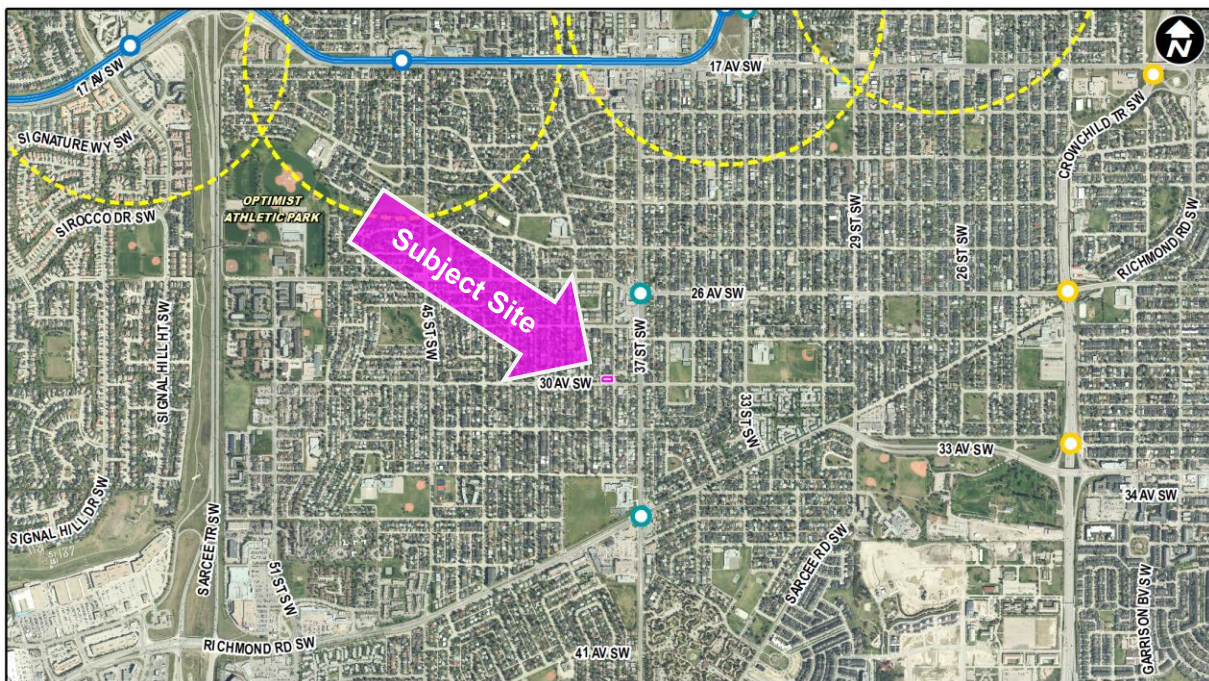
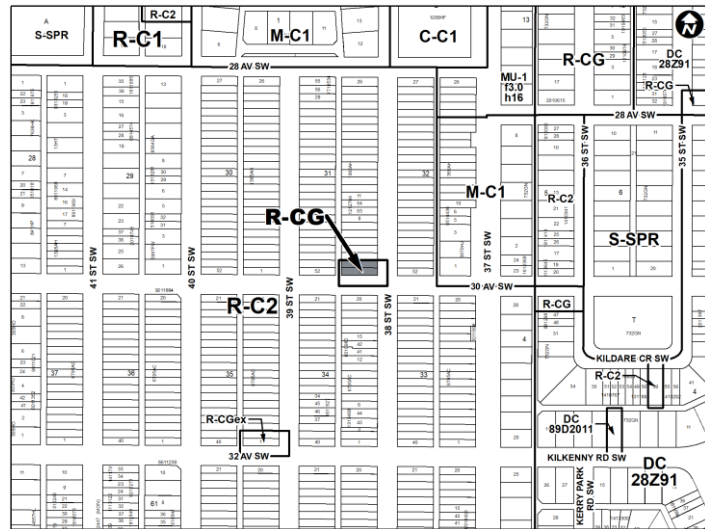
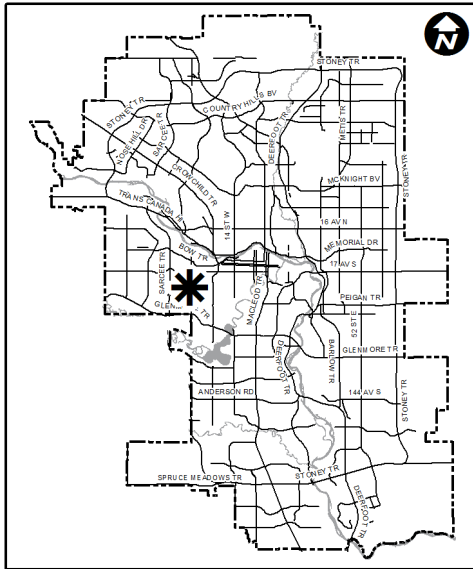
As identified below, the community of Glenbrook reached its peak population in 1982.

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

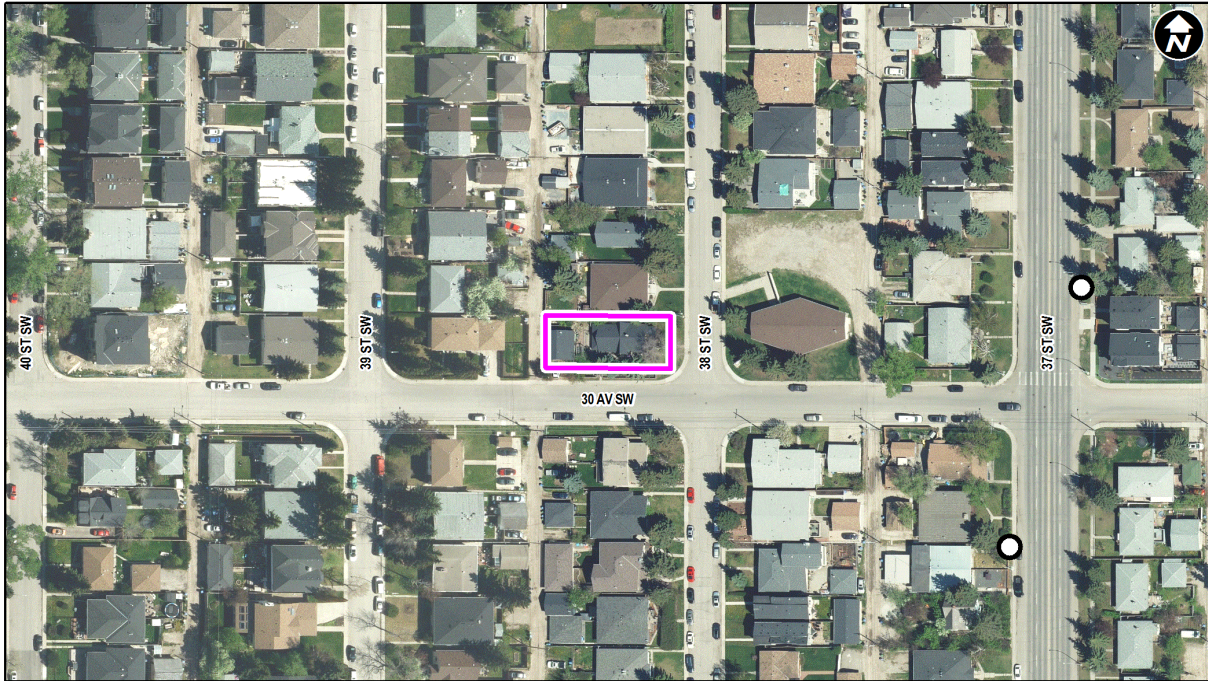
Source: *The City of Calgary 2019 Civic Census*

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 primarily for single detached, semi-detached, and duplex dwellings. The District allows for a maximum building height of 10 metres and a maximum density of two dwelling units.

The proposed R-CG District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, and rowhouses. The District allows for a maximum building height of 11 metres and a maximum density of 75 units per hectare, which would enable up to four dwelling units on the subject land.

Secondary suites (one backyard suite or secondary suite per dwelling unit) are also allowable in R-CG developments. Secondary suites do not count against allowable density and do not require motor vehicle parking stalls in the R-CG District provided the suites are below 45 square metres in area, are located within 600 meters of frequent transit, and storage is provided for bikes, strollers or similar mobility options.

### Development and Site Design

If the land use redesignation is approved by Council, the rules of the proposed R-CG District would provide guidance for the future redevelopment of the site, including number of dwelling units and suites, appropriate uses, building height and massing, 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:

- ensuring an engaging built interface along both 30 Avenue SW and 38 Street SW;
- improving pedestrian connections along 30 Avenue SW by directing vehicle access to the site to the lane;
- incorporation of secondary suites and on-site parking; and
- mitigating shadowing, overlooking, and privacy concerns.

### **Transportation**

Pedestrian access to the site is available from existing sidewalks along 38 Street SW and 30 Avenue SW. Street parking is also available on both 38 Street SW and 30 Avenue SW.

The site is serviced by Calgary Transit with bus stops located approximately 150 metres from the subject site on 37 Street SW. The northbound route provides service to the Westbrook LRT Station, which provides service to the Downtown core, and access to other bus and LRT routes. The southbound route travels throughout the southwest area of the city with access to many other routes and stops, and terminates at the Chinook LRT Station.

At the time of development permit application, vehicular access is to be directed to the lane only, and the existing curb cut on 30 Avenue SW is to be closed and rehabilitated at the developer's expense. On-site motor vehicle and bicycle parking will be reviewed at the development permit stage. A Transportation Impact Assessment was not required as part of this application.

### **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 the future 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 property is located in the Residential - Developed - Established area as identified on Map1: Urban Structure in the [Municipal Development Plan](#) (MDP) According to Section 2.2 of the MDP, one of the City's goals is to direct future growth of the city in a way that fosters a more compact efficient use of land, creates complete communities, allows for greater mobility choices and enhances vitality and character in local neighbourhoods.

The MDP encourages growth and change in low-density neighbourhoods through development and redevelopment that is similar in scale and built form and increases the mix of housing types such as accessory suites, semi-detached, townhouses, cottage housing, row or other ground-oriented housing (Policy 2.2.5 a).

The MDP also supports development and redevelopment that provides a broader range of housing choice in local communities to help stabilize population declines and support the demographic needs of communities (Policy 2.2.5 b).

The proposed land use amendment is consistent with the MDP's neighbourhood infill and redevelopment policies, as the R-CG District provides a modest increase in density in established area that is sensitive to existing residential development.

#### **Climate Resilience Strategy (2018)**

The application does not include any specific actions that address objectives of the [Climate Resilience Strategy](#). Opportunities to align future development on this site with applicable climate resilience strategies may be explored and encouraged at subsequent development permit stages.

#### **Westbrook Communities Local Area Planning Project**

There is no existing local area policy affecting the subject property. 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.

#### **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.