

Background and Planning Evaluation

Background and Site Context

The subject parcel is located at the southeast corner of 17 Avenue SW and Grand Oaks Drive SW within the community of Glendale. The site is approximately 0.07 hectares (0.18 acres) and is approximately 20 metres wide and 36 metres deep. The site is currently developed with a single detached dwelling and a detached garage. The dwelling fronts onto 17 Avenue SW and the detached garage is accessed from the gravel lane.

Surrounding development is characterized by single detached housing to the south, east, and west of the property, and a multi-residential parcel and single detached housing to the north of the site across 17 Avenue SW.

The site is located approximately 500 metres from a local neighbourhood park and 900 metres from the Glendale Community Association site which includes an outdoor rink, greenspace and a tennis court.

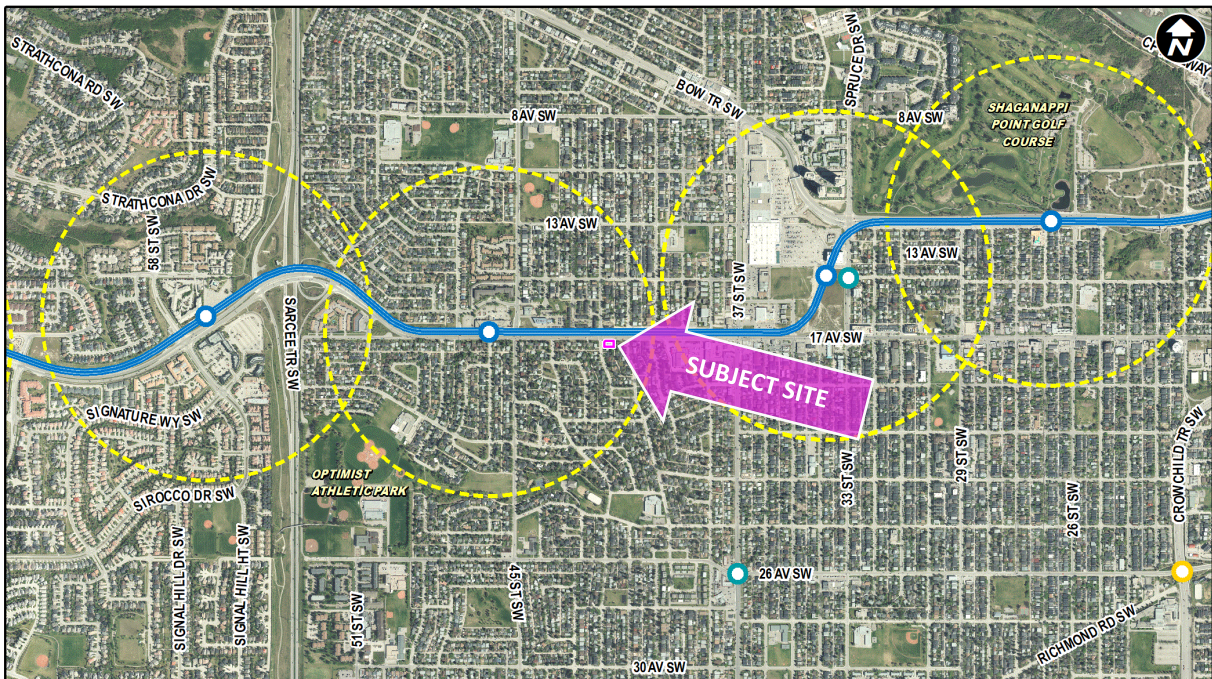
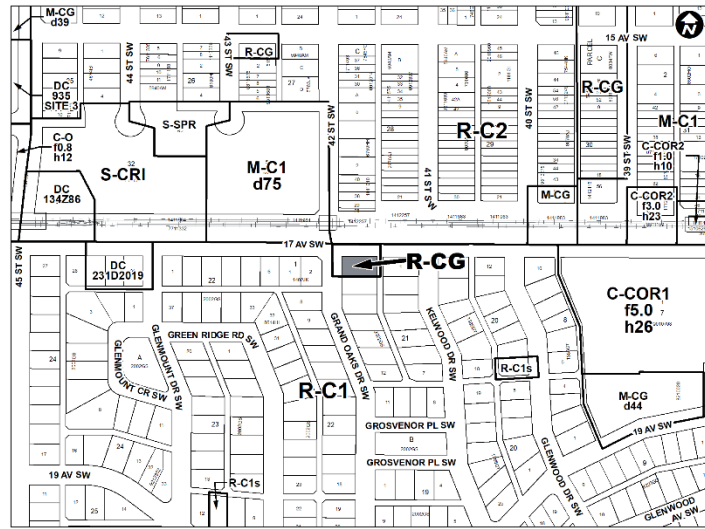
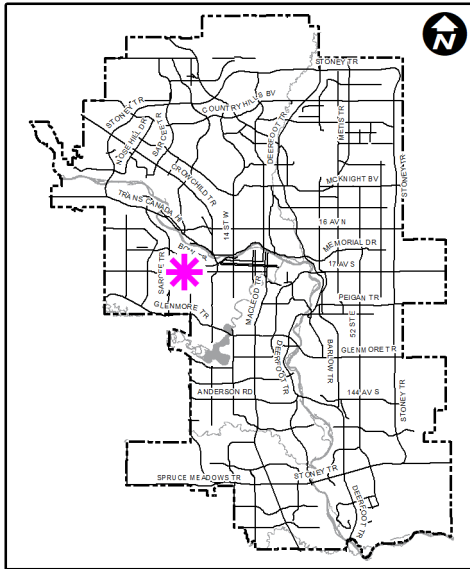
Community Peak Population Table

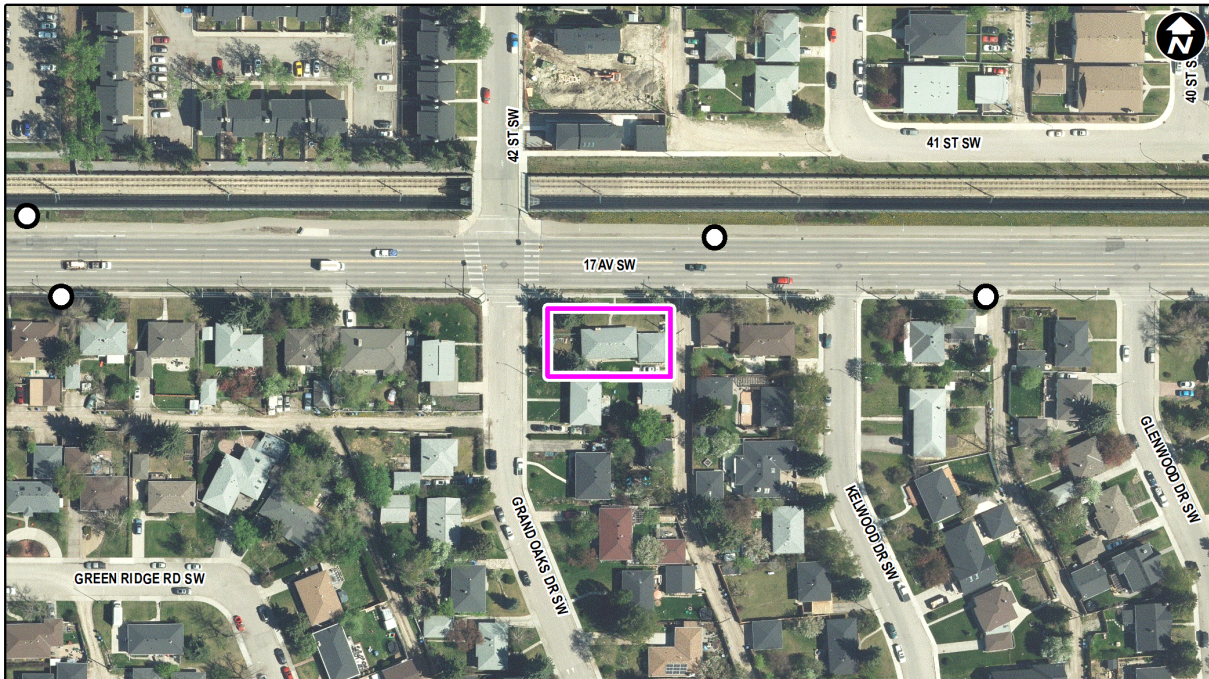
As identified below, the community of Glendale reached its peak population in 1969.

Glendale	
Peak Population Year	1969
Peak Population	3950
2019 Current Population	2765
Difference in Population (Number)	-1185
Difference in Population (Percent)	-30%

Additional demographic and socio-economic information may be obtained online through the [Glendale Community Profile](#).

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The current R-C1 District accommodates contextually sensitive redevelopment in the form of single detached dwellings. The R-C1 District allows for the development of one residential building with a maximum building height of 10 metres.

The proposed R-CG District accommodates grade-oriented development in the form of rowhouse buildings, duplex dwelling, semi-detached dwellings, and cottage housing clusters as well as secondary suites and backyard suites. The R-CG District would allow for a maximum of five dwelling units on this site (based on the maximum 75 units per hectare) and a maximum building height of 11 metres. The R-CG District is appropriate for this site as it allows for more than one dwelling unit, and provides for building form, scale, and setback rules that respect the scale and character of the surrounding low-density residential land uses.

Development and Site Design

If approved by Council, the rules of the proposed R-CG District will provide guidance for the future redevelopment of the site including 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 17 Avenue SW and Grand Oaks Drive SW;
- on-site parking requirements; and
- mitigating shadowing, overlooking, and privacy concerns.

Transportation

Site Access & Traffic

The site fronts on to a Collector road (17 Avenue SW) and sides on to a Residential road (Grand Oaks Drive SW). Both roads have less than 25,000 vehicle trips per day.

Transit

The subject site is approximately 110 metres away from an Eastbound Route 2 bus stop, which services through 17 Avenue and goes into the Downtown core. There is also a Westbound Route 2 bus stop 110 metres away from the subject site servicing 45 Street LRT Station. The subject site is located approximately 400 metres away from the 45 Street LRT Station along the West LRT line.

Parking

The subject site is not within a Residential Parking zone, and currently has no on street parking restrictions along the Grand Oaks Drive frontage. However, there are parking restrictions along 17 Avenue SW.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary sewer, and storm sewer mains are available to service the subject site. Development servicing requirements will be determined at the future Development Permit and Development Site Servicing Plan (DSSP) stage(s).

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 promoting efficient use of land and regional infrastructure and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

This site is within the Residential – Developed – Established Area typology of the [Municipal Development Plan](#) (MDP). Policy for this area encourages modest redevelopment which provides moderate intensification in a form and nature that respects the scale and character of the surrounding neighborhood.

The proposed redesignation aligns with policy as the R-CG District is a low-density residential district that allows for more than one dwelling unit. The R-CG District provides building form, scale, and setback rules that respect the scale and character of the surrounding low-density residential land uses.

Climate Resilience Strategy (2018)

This application does not include any specific actions that address the objectives of the [Climate Resilience Strategy](#). Further opportunities to align development of this site with applicable climate resilience strategies will be explored and encouraged at subsequent development approval stages.

Westbrook Communities Local Area Plan (Under Development)

Administration is currently developing the [Westbrook Communities Local Area Plan](#) which includes Glendale and other surrounding communities. Planning applications are being accepted for processing during the local growth plan process. The *Westbrook Communities Local Area Plan* is anticipated to be finalized in Q4 2022.