

Background and Planning Evaluation

Background and Site Context

The parcel is located in the community of Glendale. The site is currently vacant and is used as lane access. The surrounding lands are designated as R-C1 District and developed with a mix of bungalows and two-storey homes.

Community Peak Population Table

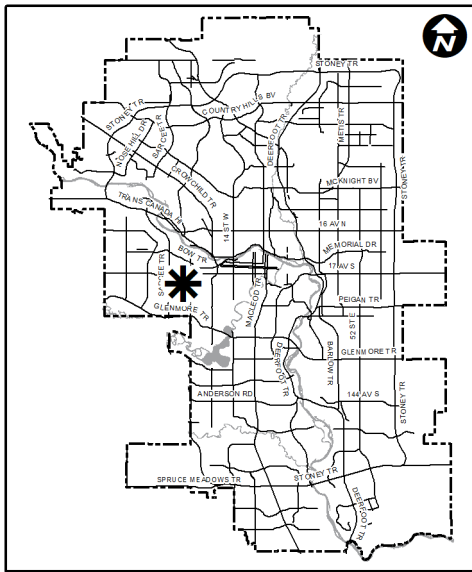
As identified below, the community of Glendale reached its peak population in 1969.

Glendale	
Peak Population Year	1969
Peak Population	3950
2019 Current Population	2737
Difference in Population (Number)	-1213
Difference in Population (Percent)	-31%

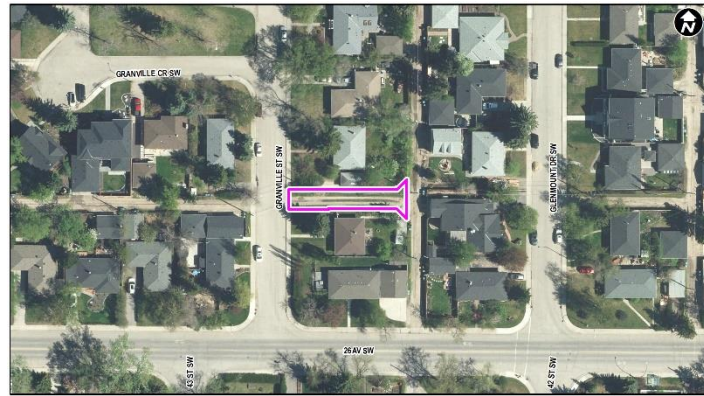
Source: *The City of Calgary 2019 Civic Census*

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

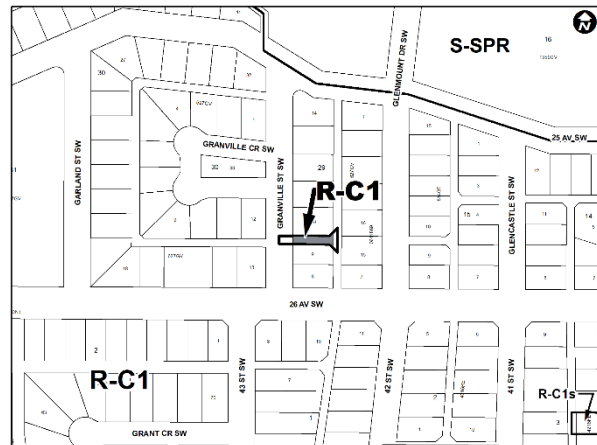
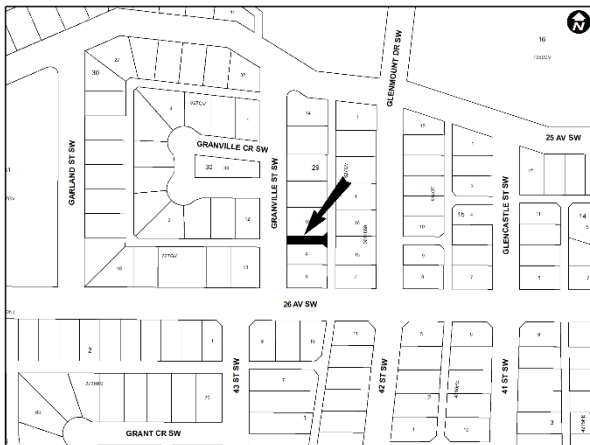
Location Maps

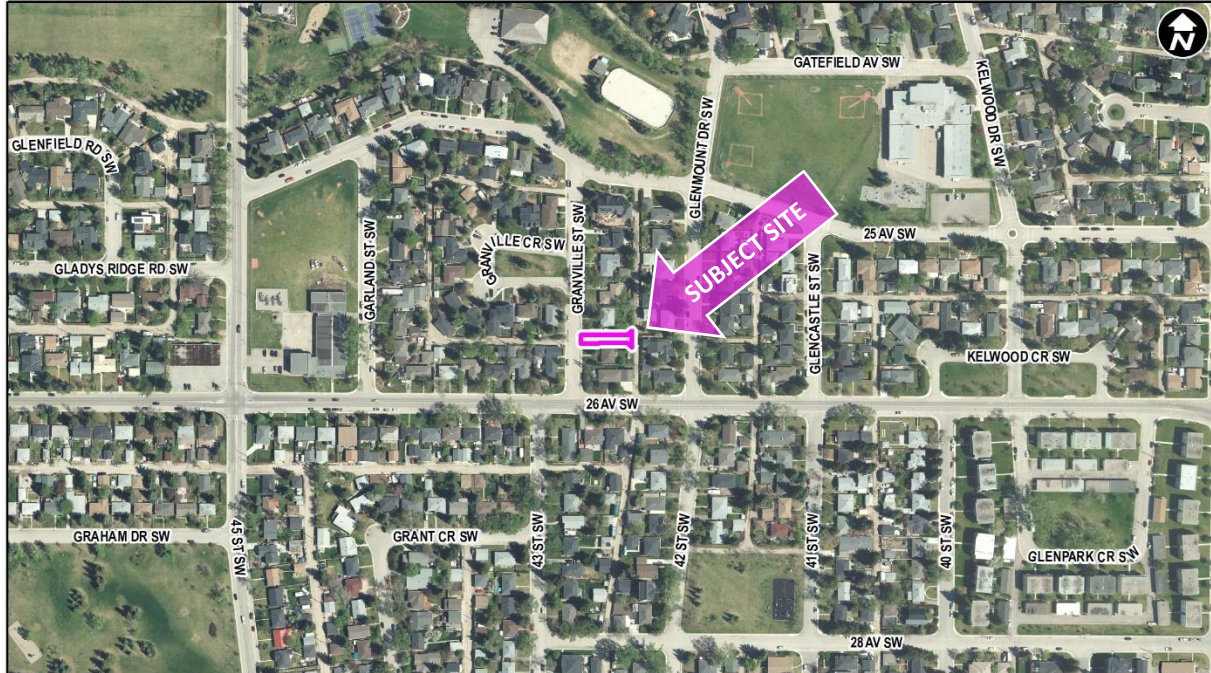


Road Closure Map



Proposed Land Use Map





Previous Council Direction

None.

Planning Evaluation

Road Closure

The application proposes to close a portion (0.02 hectares) of road right-of-way between 2620 and 2624 Granville Street SW and redesignate it to the R-C1 District. In 2017, The City of Calgary Real Estate and Development Services circulated this parcel to assess the long term need of this laneway. Following the circulation, the laneway has been deemed surplus by The City of Calgary. The potential purchaser intends to consolidate the property with the adjacent property and does not have a plan in place to subdivide the property.

The Road Closure Conditions are contained in Attachment 4.

Land Use

The proposed land use for the undesignated road right-of-way is R-C1 District and is consistent with the land use of the adjacent residential properties. The R-C1 District is intended to accommodate existing residential development and contextually sensitive redevelopment in the form of single detached dwellings in the developed area. The proposed R-C1 District is in keeping with the surrounding land uses.

Development and Site Design

The rules of the proposed R-C1 District provide basic guidance for the future site development.

Transportation

Transportation Planning has no concerns regarding the proposed road closure. Entrance into the north-southing running rear lane, to the east of the subject property, will continue to be accessed by 26 Avenue SW and 25 Avenue SW. The driveway access for 2620 Granville Street SW will continue to be accessed from the street. At the time of redevelopment, future access to the property will requested from the rear lane. Parking for 2624 Granville Street SW will continue to be accessed from the rear lane to the east.

Environmental Site Considerations

An Environmental Site Assessment was not required as part of this application.

Utilities and Servicing

Water and sanitary mains are available to service the subject site. At the time of redevelopment, the future developer must coordinate with the utility owners (Enmax, ATCO Gas and Calgary Roads) for the removal and/or relocation of existing utilities located within the lane or the registration of an easement, or utility right of way for the protection of the utilities.

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 site is located within the Residential – Developed – Established area of the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment of the established areas that incorporate appropriate densities and moderate intensification in a form and nature that respects the scale and character of the neighbourhood.

The proposed road closure and redesignation application is in keeping with relevant MDP policies as the proposed R-C1 District is in keeping with the existing neighbourhood.

Climate Resilience Strategy (2018)

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