

Background and Planning Evaluation

Background and Site Context

Situated on the southeast corner of 30 Avenue SW and 45 Street SW within the community of Glenbrook, the subject parcel is approximately 0.05 hectares (0.12 acres) in area, and approximately 15 metres wide by 33 metres deep with rear lane access.

Parcels to the north and west are designated as Residential – Contextual One Dwelling (R-C1) District with single detached development. Parcels to the south and east are designated as Residential – Contextual One / Two Dwelling (R-C2) District with a mixture of single and semi-detached housing.

Community Peak Population Table

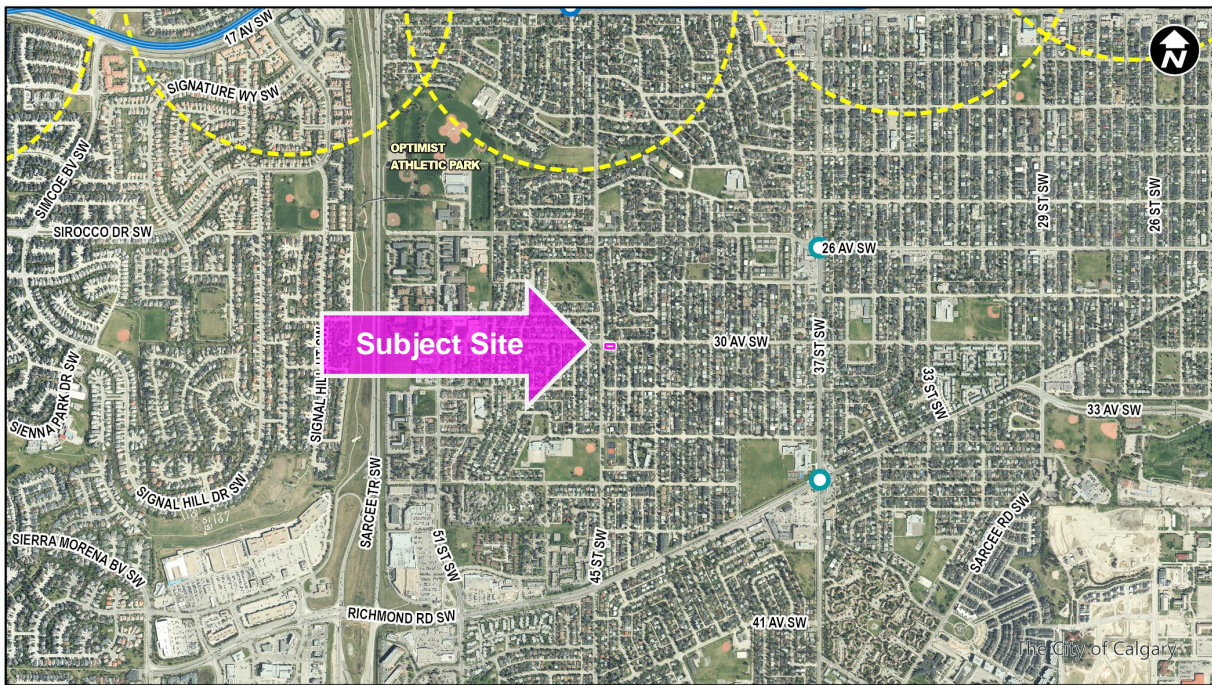
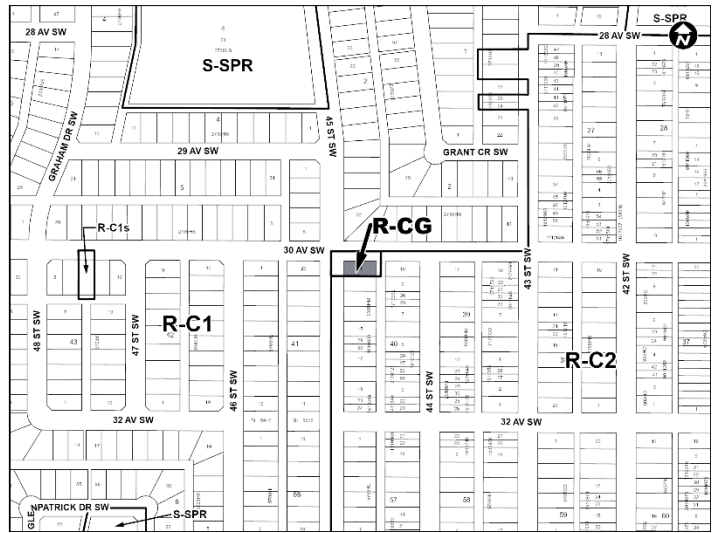
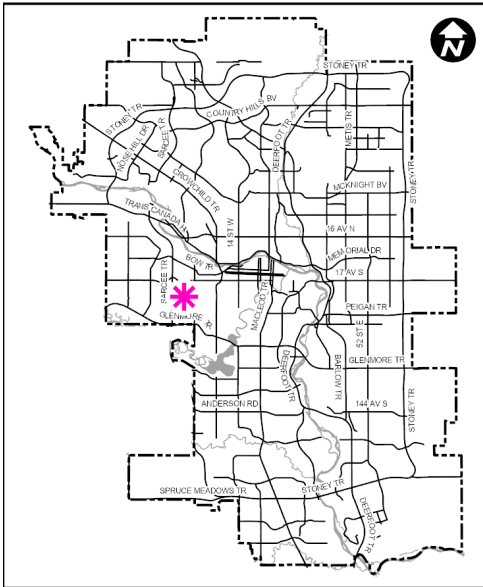
As identified below, the community of Glenbrook reached its peak population in 1982.

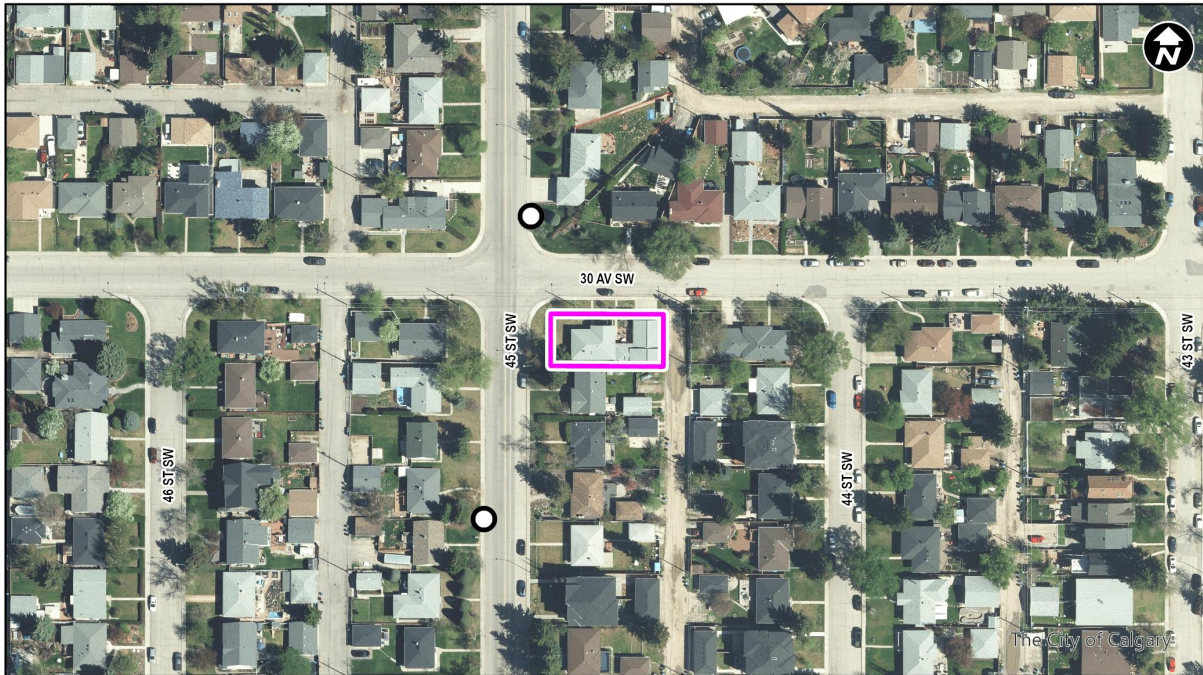
Glenbrook	
Peak Population Year	1982
Peak Population	7,674
2019 Current Population	7,442
Difference in Population (Number)	-232
Difference in Population (Percent)	-3%

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 accommodates existing residential development and contextually sensitive redevelopment in the form of duplex dwellings, semi-detached dwellings, and single detached dwellings in the Developed Area. R-C2 allows for a maximum of two dwelling units and a maximum building height of 10 metres.

The proposed R-CG District accommodates grade-oriented development in the form of rowhouse buildings, duplex dwellings, semi-detached dwellings and cottage housing clusters, as well as secondary suites and backyard suites. The proposed District provides flexible parcel dimensions and building setbacks that accommodate building designs that facilitate a diversity of grade-oriented housing over time. R-CG allows for a maximum of three dwellings units on this parcel and a maximum building height of 11 metres.

Development and Site Design

If approved by Council, the rules of the proposed R-CG District will provide guidance for the development of the site, including appropriate uses, building height and massing, landscaping, parcel coverage, and parking.

Transportation

The subject site is located on a corner parcel with vehicular access from 30 Avenue SW. Future redevelopment on this site would require access to be provided from the rear lane.

The site is located approximately 90 metres from stops for Route 93 (Coach Hill / Westbrook) that provides service to the Westbrook LRT station.

Environmental Site Considerations

No environmental site concerns were identified.

Utilities and Servicing

Water, sanitary, and storm deep utilities are available. Development servicing requirements would be reviewed at the development site servicing stage.

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)

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 policies encourage moderate redevelopment in a form and nature that respects the scale and character of the neighbourhood. This application aligns with this policy as both the R-CG and surrounding R-C2 and R-C1 land use districts are part of the low-density residential group of districts due to their similar characteristics.

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 Community Local Area Plan

There is no existing local area policy for this site. Administration is currently working on the [Westbrook Communities Local Area Plan](#) project which includes the community of Glenbrook and surrounding communities. Planning applications are being accepted for processing during the area plan process.