

Background and Planning Evaluation

Background and Site Context

The approximately 0.06-hectare parcel is located in the southwest community of Glenbrook at the southwest corner of 32 Avenue SW and 42 Street SW. The subject site is approximately 15 metres wide by 35 metres deep. The parcel is currently developed with a single detached dwelling and a detached garage. Vehicular access is provided from the rear lane.

The immediate area is characterized by low density development (single and semi-detached dwellings). The site is approximately 220 metres (a six-minute walk) from Glenbrook School and the Glenbrook Community Association site which includes a skating rink, children's play area and open space. The site is also within walking distance (approximately 650 metres or an eight-minute walk) to various commercial services along Richmond Road SW and 37 Street SW.

Community Peak Population Table

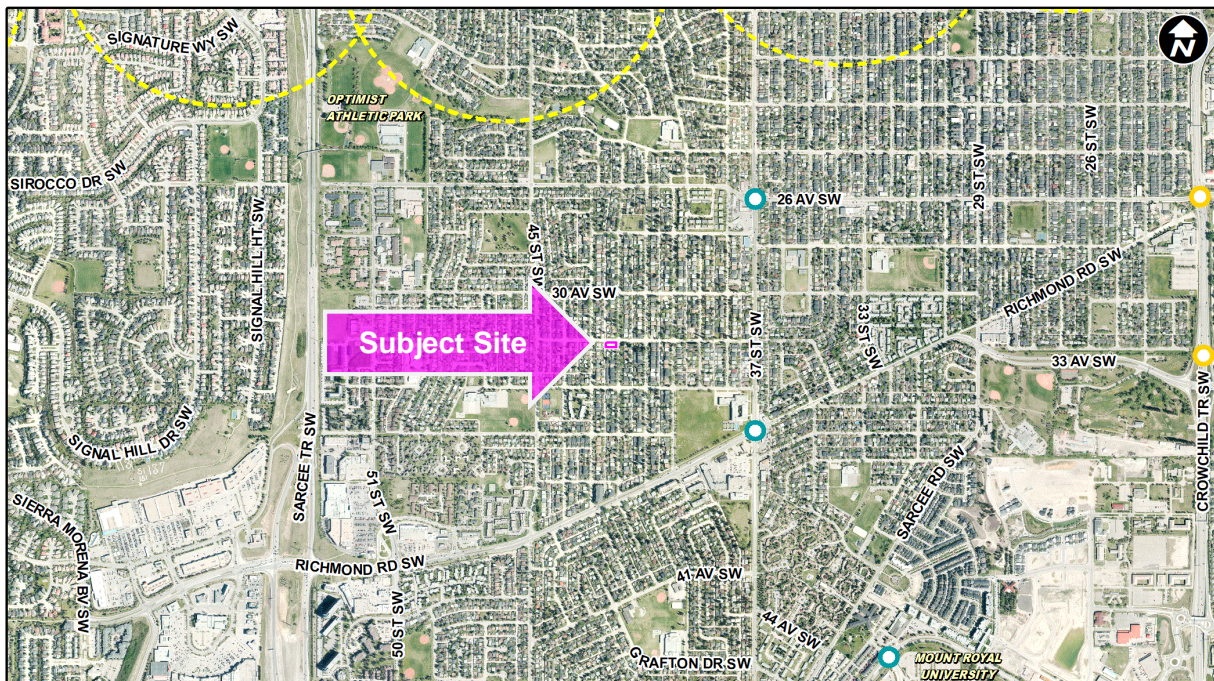
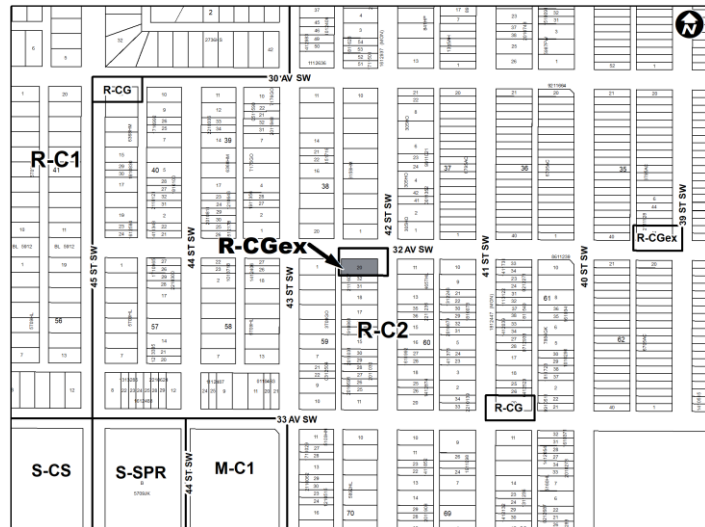
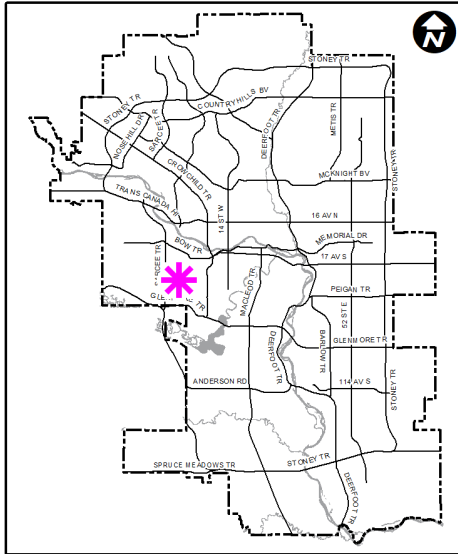
As identified below, the community of Glenbrook reached its peak population in 1982.

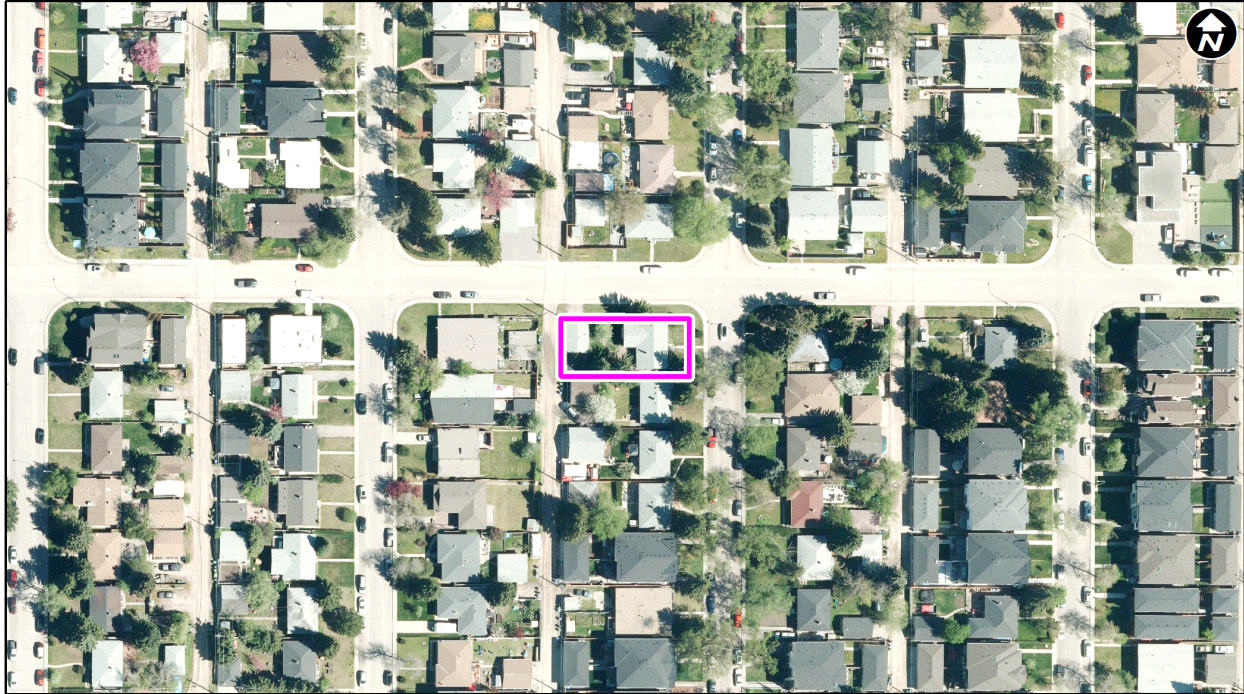
Glenbrook	
Peak Population Year	1982
Peak Population	7,674
2019 Current Population	7,442
Difference in Population (Number)	-232
Difference in Population (Percent)	-3.02

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 Residential – Contextual One / Two Dwelling (R-C2) District is a low-density residential designation applied to developed areas that is primarily for single detached, semi-detached and duplex homes that may include secondary suites. The R-C2 District allows for a maximum building height of 10 metres and a maximum density of two dwelling units.

The proposed R-CGex District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings and rowhouses. The R-CGex District has the same purpose as the R-CG District except it does not allow for secondary suites or backyard suites. It allows for a maximum building height of 11 metres and a maximum density of 75 dwelling units per hectare. Based on parcel area, this would allow up to four dwelling units on the subject site.

Development and Site Design

If approved by Council, the rules of the proposed R-CGex District would 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 would be considered through the development permit process include, but are not limited to:

- ensuring an engaging interface along both the 32 Avenue SW and 42 Street SW frontages;
- potential to retain mature trees; and

- mitigation of shadowing, overlooking and privacy concerns.

Transportation

Pedestrian access to the subject site is available from existing sidewalks along 43 Street SW, while vehicular access to the subject site is from the existing rear lane. The area is served by Calgary Transit with a Route 93 (Coach Hill/Westbrook Station) transit stop located on 45 Street SW approximately 380 metres (a five-minute walk) from the site with service to the Westbrook LRT Station. On-street parking is presently unrestricted adjacent to the subject site.

At a future development permit stage, the following would be required:

- the existing curb cut on 32 Avenue SW must be closed and rehabilitated at the developer's expense;
- all vehicular access must be from the lane; and
- all Bylaw-required parking/loading (amount and size) must be met on the site.

Environmental Site Considerations

There are no known environmental concerns associated with the proposal and / or site at this time. As such, no Environmental Site Assessment was deemed required.

Utilities and Servicing

Water, sanitary and storm (deep) utilities exist adjacent to the site (within public road rights-of-way). Servicing requirements will be determined at the time of future development.

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.

Growth Plan (2022)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use amendment builds on the principles of the GP 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 Developed Residential – 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 development 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-CGex District is a low-density district that 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 Strategy (2022)

This application does not include any specific actions that address objectives of the [Calgary Climate Strategy – Pathways to 2050](#). The applicant has indicated their intent to pursue Built Green building standards. The specific level of performance to be achieved has not been specified but would be further explored and determined at the development permit stage.

Westbrook Communities Local Area Planning Project

Administration is currently working on the [Westbrook Communities Local Area Planning project](#) which includes Glenbrook and surrounding communities. Planning applications are being accepted for processing during the local area planning process. The proposed land use is in alignment with the applicable urban form category and building scale modifier found in the draft Westbrook Communities Local Area Plan. The Westbrook Communities Local Area Plan is anticipated to be finalized in Q1 2023.