

# Background and Planning Evaluation

## Background and Site Context

The approximately 0.11-hectare (0.24-acre) site is located in the southwest community of Glenbrook at the southwest corner of 30 Avenue SW and 42 Street SW. The subject site is approximately 29 metres wide by 35 metres deep. The site is currently developed with two semi-detached buildings. Vehicular access is provided from the rear lane.

The surrounding area is characterized by low density development (single and semi-detached dwellings). The site is approximately 670 metres (an eight-minute walk) from the Glenbrook School and the Glenbrook Community Association (CA) 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

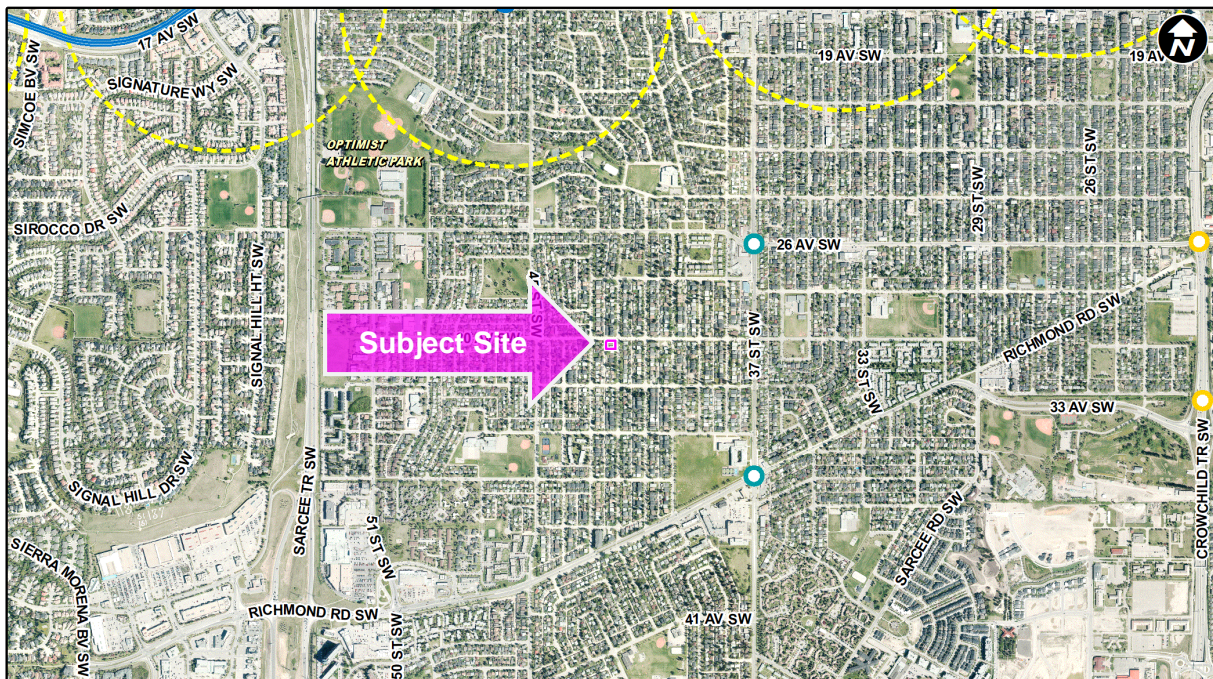
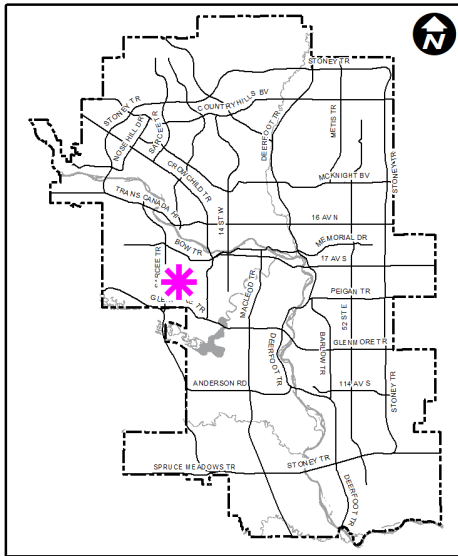
As identified below, the community of Glenbrook reached its peak population in 1982.

<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)	-3.02

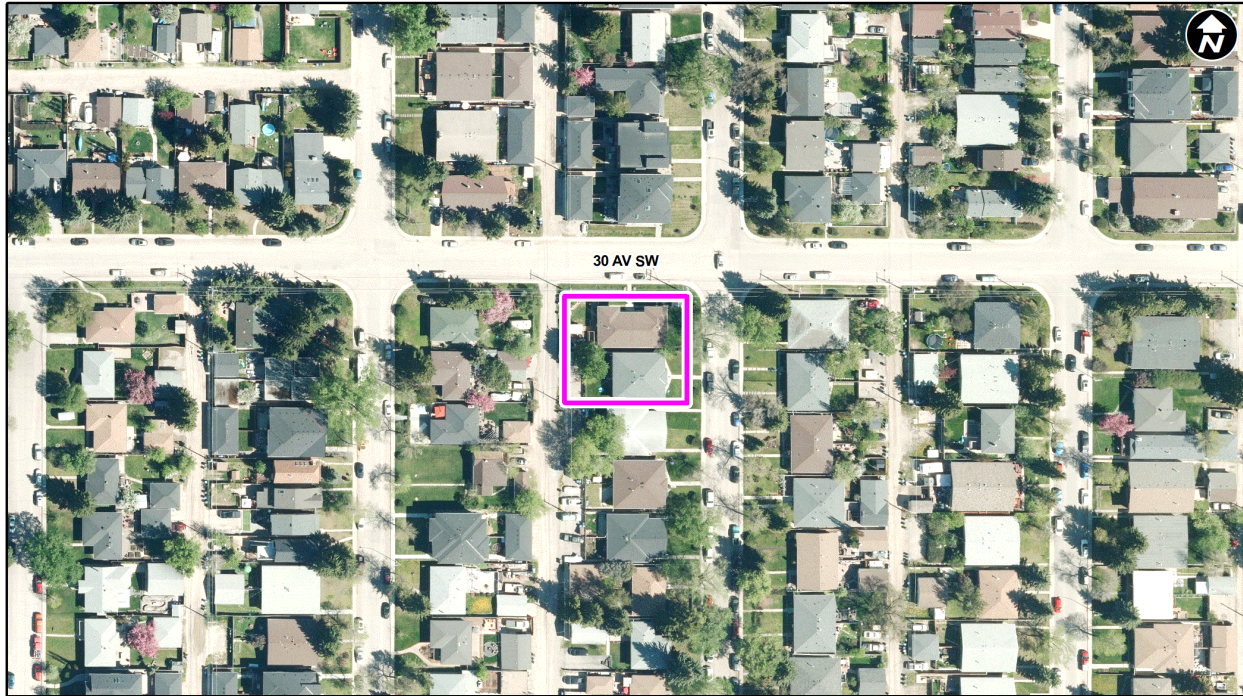
Source: *The City of Calgary 2019 Civic Census*

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 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. 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 eight dwelling units on the subject site. The R-CGex District has the same purpose as the R-CG District but does not allow for secondary suites or backyard suites.

### 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 30 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 30 Avenue SW and 42 Street SW, while vehicular access to the subject site is to come 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 325 metres (a four-minute walk) from the site with service to the Westbrook LRT Station. The site is approximately 550 metres (a seven-minute walk) from 37 Street SW with additional service to Westbrook Station. On-street parking is presently unrestricted adjacent to the subject site. All parking provisions will be further reviewed through the development permit application.

### **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 required.

### **Utilities and Servicing**

Water and sanitary deep utilities are available. Public storm utilities are not available to service the southern portion of the site (fronting onto 42 Street SW). Development servicing requirements will be determined at the future development permit and development site servicing plan stages.

## **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 the 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.