

# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the southwest community of Glendale, mid-block on the west side of 40 Street SW between 26 Avenue SW and 28 Avenue SW. The site is 0.06-hectares (0.16-acres) in size with dimensions of approximately 16 metres wide by 37 metres deep. The parcel is currently developed with a single detached dwelling and a detached garage, which is accessed from the rear lane. Surrounding development is characterized primarily by single detached dwellings on parcels designated as the Residential – Contextual One Dwelling (R-C1) District. A parcel designated as the R-C1 District with secondary suites (R-C1s) is located on the same block as the subject site along with a parcel designated as the R-C2 District. To the east, a number of parcels are designated as the Multi-Residential – Contextual Low Profile (M-C1) District.

## Community Peak Population Table

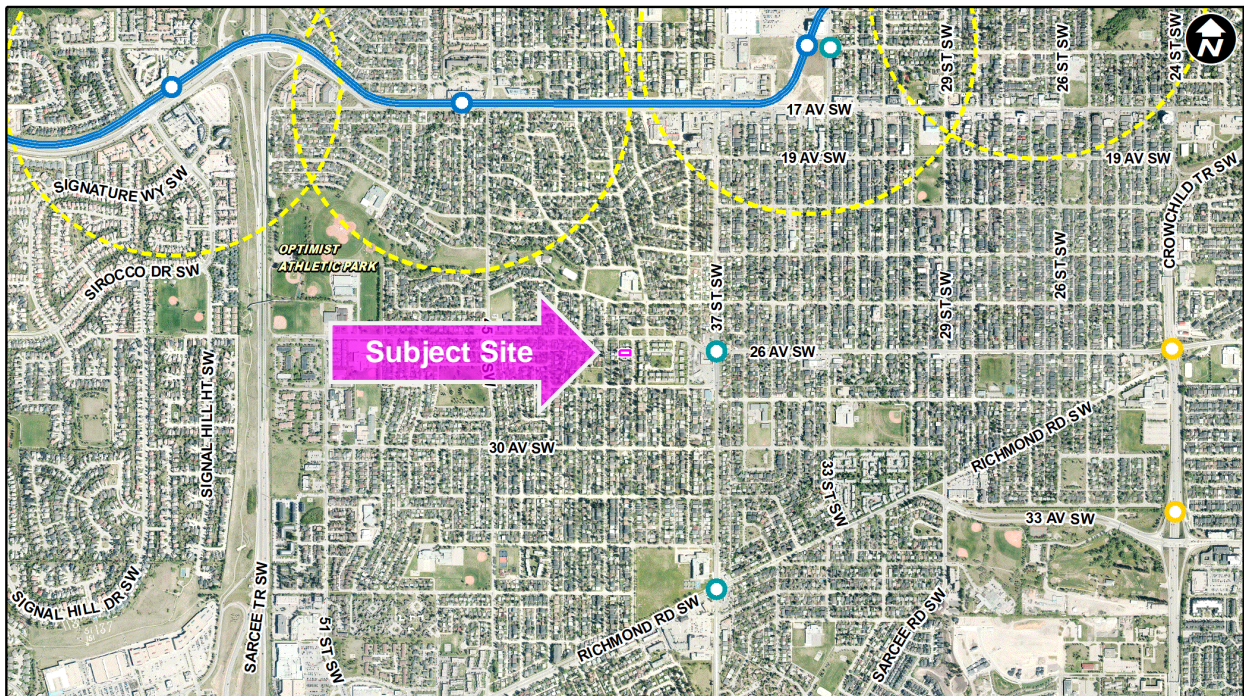
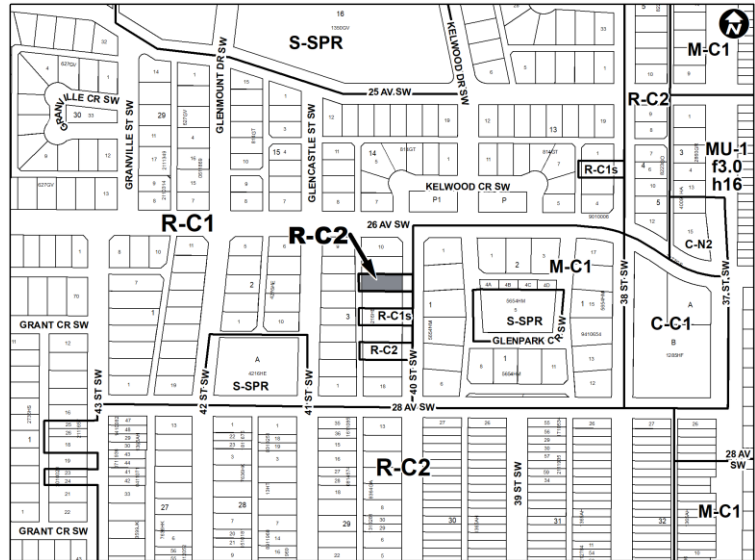
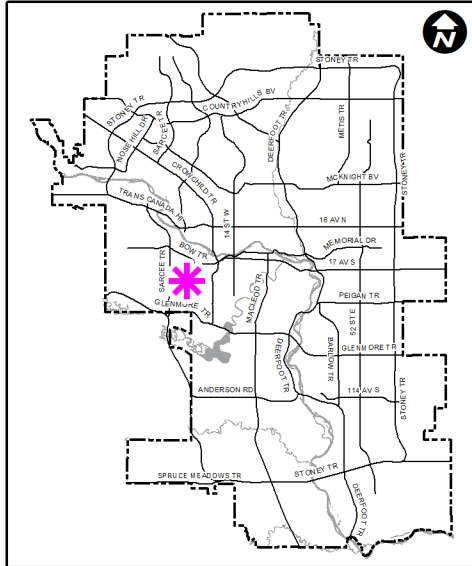
As identified below, the community of Glendale reached its peak population in 1969.

<b>Glendale</b>	
Peak Population Year	1969
Peak Population	3,950
2019 Current Population	2,765
Difference in Population (Number)	- 1,185
Difference in Population (Percent)	- 30%

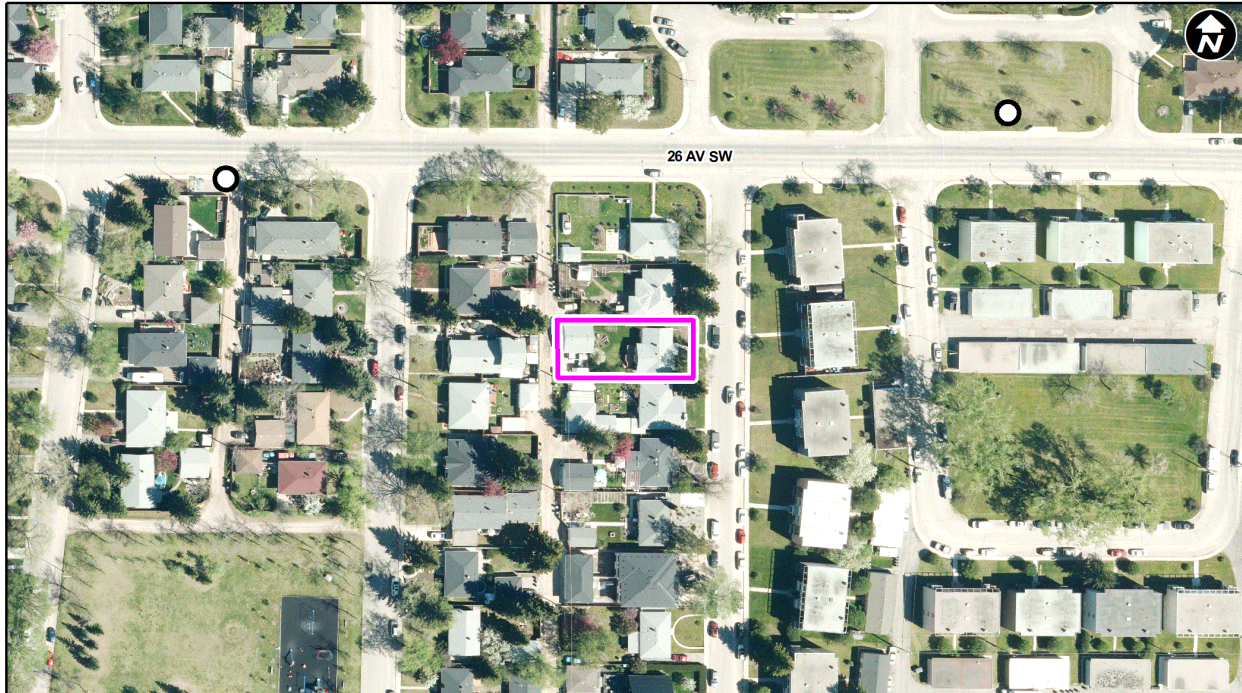
Source: *The City of Calgary 2019 Civic Census*

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

# Location Maps







## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing R-C1 District is a low-density residential designation applied to developed areas that is primarily for single detached dwellings and may include a secondary suite. The R-C1 District allows for a maximum building height of 10 metres and a maximum density of one dwelling unit. The minimum parcel width is 12 metres.

The proposed R-C2 District is a low-density residential designation applied to developed areas that is primarily for single detached, semi-detached and duplex dwellings and 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 minimum parcel width is 7.5 metres for a parcel containing a single detached dwelling or 13 metres for a parcel developed with a semi-detached or duplex dwelling. As the subject parcel is approximately 16 metres wide, it could accommodate either two single detached houses through a subdivision, or one semi-detached or duplex dwelling.

Secondary suites (one backyard suite per parcel or one secondary suite per dwelling unit) are also allowed in the R-C2 District and do not count towards allowable density.

### **Development and Site Design**

If approved by Council, the rules of the proposed R-C2 District will provide guidance for future site development including appropriate uses, building massing, height, parcel coverage, access and parking.

### **Transportation**

The subject site is approximately 150 metres (a two-minute walk) from bus stops serviced by Route 6 (Killarney/26 Av SW), providing access both west to the Westhills Shopping Centre and east to Downtown.

The subject site is located within a Residential Parking zone and on-street parking on 40 Street SW is currently unrestricted. At the time of redevelopment, all vehicular access is to come from the lane and all required parking/loading is to be provided on site.

### **Environmental Site Considerations**

There are no known environmental issues for this site.

### **Utilities and Servicing**

Water, sanitary and storm servicing are available for the subject parcel.

## **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 modest redevelopment intensification of established areas to make more efficient use of existing infrastructure, public amenities and transit, and deliver small and incremental benefits to climate resilience. Such redevelopment 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 proposed R-C2 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](#). Further opportunities to align development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

**Westbrook Communities Local Area Planning Project**

Administration is currently developing the [Westbrook Communities Local Area Planning project](#) which includes Glendale and other surrounding communities. Planning applications are being accepted for processing during the local area plan 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.