

# Background and Planning Evaluation

## Background and Site Context

The subject site is located in the southwest community of Glendale, north of 45 Street SW. The parcel is approximately 19.8 metres wide and 30.5 metres deep. Currently, this mid-block parcel is developed with a one-storey single detached house with front and rear lane driveway access. Situated in a school zone, St. Thomas Aquinas Elementary School is located across the street from the subject parcel. Primary vehicular access for the adjacent residences is a combination of 45 Street SW and the rear lane.

The surrounding development is characterized by low-density residential districts. Adjacent parcels to the immediate north and west are designated as Residential – Contextual One Dwelling (R-C1) District. To the east is the elementary school, and the adjacent parcel to the south contains a small-scale commercial building (Tri Glen Centre) designated as Commercial - Neighbourhood 2 (C-N 2) District.

The site is rich with walkable amenities, such as Optimist Athletic Park, which is located within an eight-minute walk. Additionally, the Glendale Tennis Court, the Glendale Community Preschool and the Glendale Community Association (CA) outdoor rink are all located within a five-minute walk. A cycling route is located on 26 Avenue SW. Nearby bus stops provide direct connections to downtown, the Westbrook LRT, Westhills Town Centre, and Mount Royal University.

## Community Peak Population Table

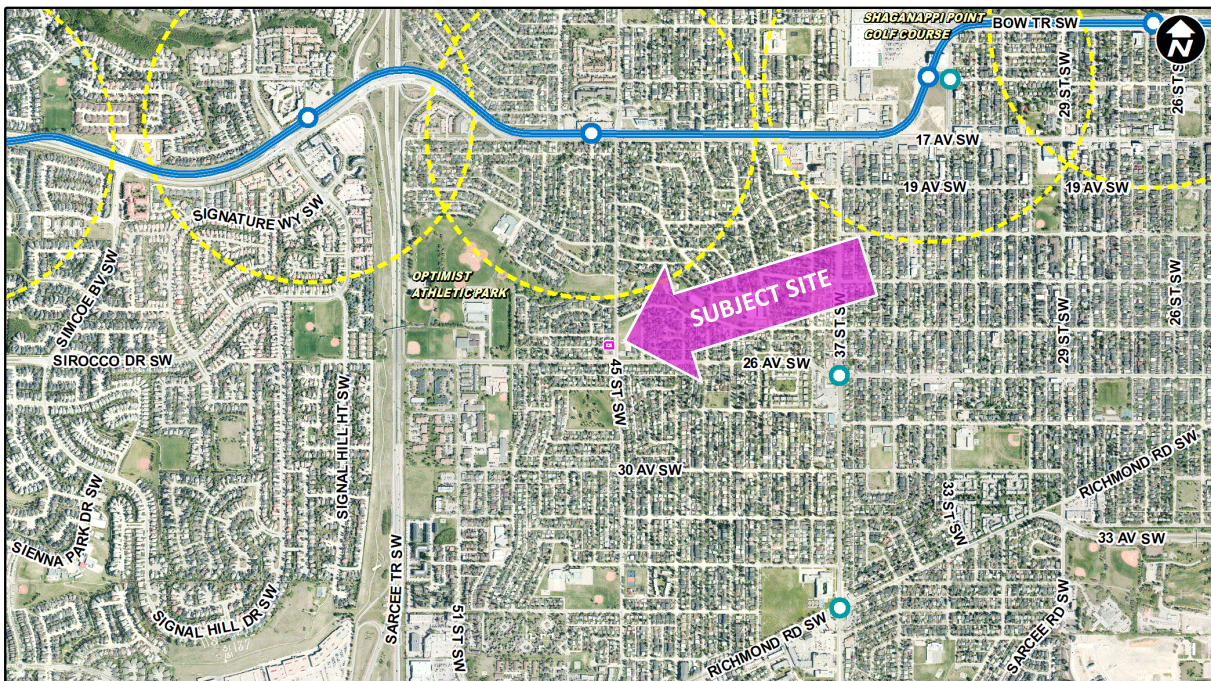
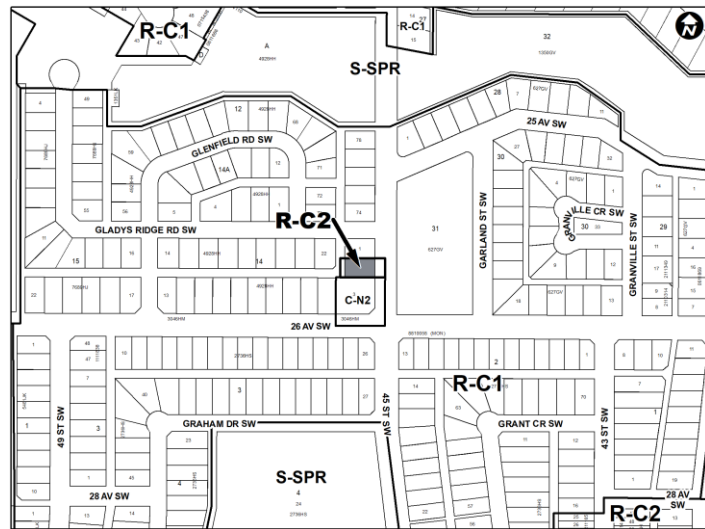
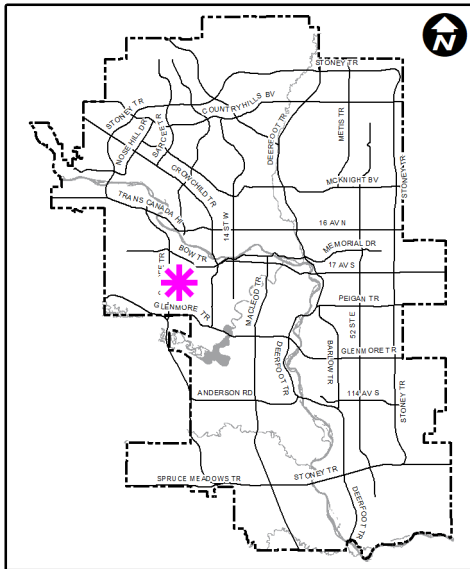
As identified below, the community of Glendale reached its peak population in 1969.

<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)	-30.0%

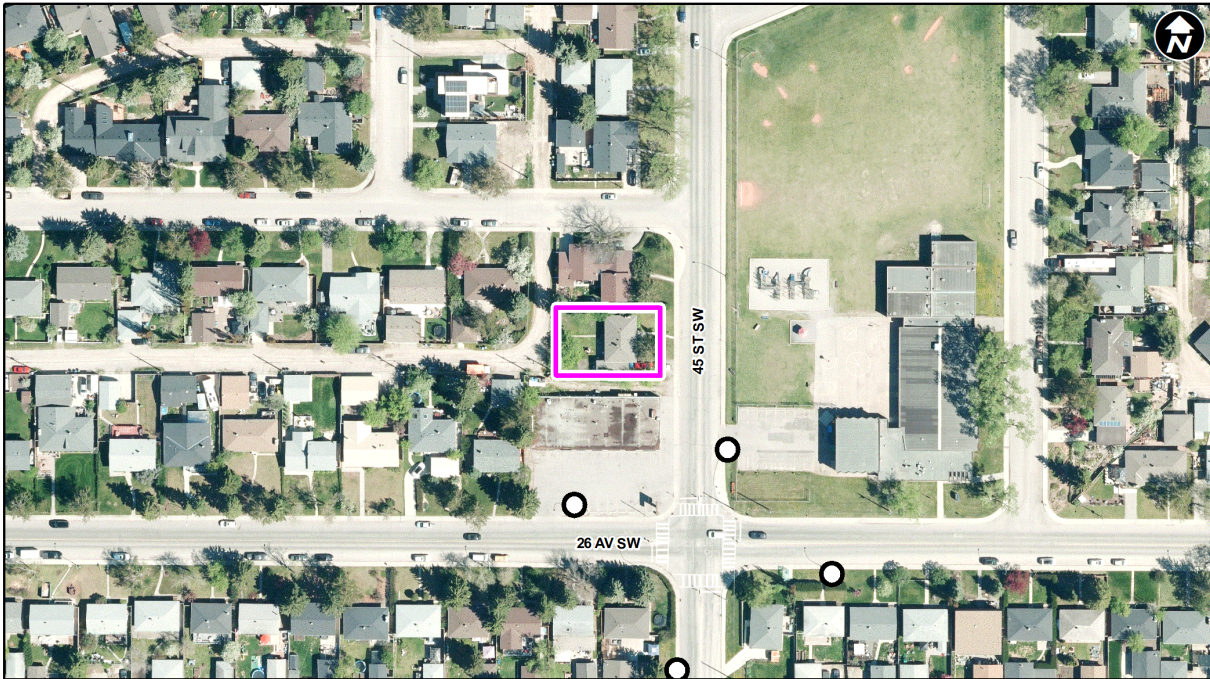
Source: *The City of Calgary 2019 Civic Census*

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 primarily for single detached dwellings and secondary suites. The R-C1 District allows for a maximum building height of 10.0 metres (two-storeys) and a maximum of one dwelling unit. Secondary suites are permitted uses within the R-C1 District.

The proposed R-C2 District is intended to accommodate a semi-detached and a duplex dwelling, in addition to the dwelling types listed in the R-C1 District. The maximum number of dwelling units will be increased to two as a result of this application, and the maximum building height will remain at 10.0 metres. Secondary suites are permitted in the R-C2 District.

### Development and Site Design

If this redesignation is approved by Council, the rules of the R-C2 District will provide guidance for future site development including appropriate uses, building massing, height, landscaping, waste management and parking.

The development permit (Attachment 3) proposes a semi-detached dwelling with two secondary suites fronting onto 45 Street SW. The secondary suites are proposed to be 45 square metres or less in size. Vehicle parking is to be provided in a detached garage that is accessed via the rear lane. Given the specific context of this mid-block site, additional items that will be considered through the development permit process include, but are not limited to:

- well-considered amenity space design, and

- appropriate interface along 45 Street SW.

### **Transportation**

The site fronts onto 45 Street SW, which is a collector road. Pedestrian connectivity in the neighbourhood is provided through sidewalks on each street frontage. Transit service to downtown, the Westbrook LRT, Westhill Town Centre, Mount Royal University and the 306 - Max Teal Bus Rapid Transit stop on 37 Street SW are provided by local bus stops within one-minute walk of the subject site.

A stop for northbound Route 93 (Coach Hill/Westbrook LRT station) is located on 45 Street SW approximately 50 metres away. A westbound Route 6 (Killarney/26 Avenue SW) stop is located approximately 100 metres away on 26 Avenue SW. A cycling route is also located on 26 Avenue SW.

Vehicle access to the subject site would be provided from the rear lane. The subject site is adjacent to a school zone and not located within a residential street parking permit zone.

### **Environmental Site Considerations**

No environmental site concerns were identified.

### **Utilities and Servicing**

Water, sanitary, and storm sewer mains are available to service the site. Specific details of site servicing, stormwater management and waste and recycling management are being reviewed in detail through the development permit application.

## **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 site is located within the Developed Residential – Inner City area as defined on Map 1: Urban Structure of the [Municipal Development Plan \(MDP\)](#). Applicable policies encourage low to moderate residential intensification and grade-oriented built forms with access to transit and local commercial uses. The MDP policies also promote housing diversity and choice through a wide range of housing types and densities to create diverse neighbourhoods.

### **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 of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

**Westbrook Communities Local Area Planning Project**

There is no existing local area policy for this site. Administration is currently working on the [Westbrook Communities Local Area Planning Project](#), which includes Glendale 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 urban form category and building scale modifier found in the draft *Westbrook Communities Local Area Plan*.